

# **Ribble Valley Borough Council**



Ribble Valley  
Borough Council  
[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

## **A Local Plan for Ribble Valley 2008-2028**

### **Regulation 18 Issues and Options Consultation Housing and Economic Development DPD**

**AUGUST 2016**



## FOREWORD

Welcome to the Ribble Valley Issues and Options consultation, the first part of the Council's Local Development Plan consultations.

This plan builds on the foundations of the Core Strategy which was formally adopted in December 2014. The Housing and Economic DPD sits in tandem with the Core Strategy and completes the Local Development Framework for the borough as required by Government.

It is this "DPD" alone on which the Council now seeks your views, which are important to us in ensuring that key stakeholders, partners and the local community have a say in delivering our vision for the future.

This Issues and Options paper sets out the key housing and economic issues including housing and employment land allocations, town centre policies and draft settlement boundaries. We look forward to hearing your views and ideas.



Councillor Susan Bibby

Chair of Planning and  
Development Committee

August 2016

## INVITATION TO COMMENT

This document and accompanying draft Proposals Map are the first public consultation stage in preparing the Housing and Economic Development DPD. It provides the opportunity for public and stakeholder involvement at an early stage in the statutory plan making process. The Council is inviting views and feedback on a number of specific matters. They are summarised at Section 4 and set out in more detail as follows:

<b>Matter being consulted on:</b>	<b>Further detail at:</b>
Proposed Clitheroe Market Redevelopment Area	Section 10.1 & Draft Proposals Map
Draft Town Centre Boundaries for Clitheroe, Longridge and Whalley	Section 10.1 & Draft Proposals Map
Draft Principal Shopping Frontages in Clitheroe	Section 10.1& Draft Proposals Map
Existing Open Space designations	Section 10.2& Draft Proposals Map
Draft Settlement Boundaries	Section 10.3& Draft Proposals Map
Housing options in a limited number of settlements	Section 10.4 & Maps within this document (section 8)
Economy and Employment land options	Section 10.5 & Maps within this document (section 9)
Draft Proposals Map – showing commitments (housing and employment), designations (e.g. open countryside, Green Belt, AONB) and constraints (e.g. flood risk & Mineral Safeguarding Areas) etc.	See separate draft Proposals Map
Sustainability Appraisal Scoping Report	See separate document

There is also the opportunity to suggest alternative sites to meet outstanding needs through a “Call for sites”, limited to potential sites for:

- Residential use in the specific settlements where there is a need;
- Employment use in broad locations identified in the Core Strategy; and
- additional retail development in the main centres of Longridge and Whalley.

The Council is also inviting representations on whether the Housing and Economic Development DPD includes all such matters as it ought to.

The consultation ends at 5pm on 07/10/2016. Full details are set out at Section 5.

For the avoidance of doubt, **this consultation does not seek views on matters which are already agreed in the adopted Core Strategy** such as the spatial development strategy, the overall amount and distribution of new development and the designation of the strategic site at Standen.

## **IMPORTANT INFORMATION**

This consultation runs from **Friday 26<sup>th</sup> August until 5pm on 7<sup>th</sup> October 2016.**

Responses received will be considered and used to inform the publication version of the document (Regulation 19) which will include the 'preferred' site options for housing and employment land allocations.

Representations can be submitted to the Council at the addresses below:

**Email responses to:** [issuesandoptions2016@ribblevalley.gov.uk](mailto:issuesandoptions2016@ribblevalley.gov.uk)

**Post responses to:** Issues and Options 2016 consultation, Forward Planning, Regeneration and Housing, Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA.

**Please note that we will not formally acknowledge responses and will only contact you if we need further clarification. Your details will be held on our database in accord with the provisions of the Data Protection Act 1998 and you will be contacted again at further stages unless you expressly tell us that you do not wish to be involved in further stages. We will not publish your personal details but comments will be available to others to read. We may share responses including your personal details with the Planning Inspectorate as part of the statutory process. You can also ask to be notified specifically about the adoption of the Local Plan.**

All representations received will be given due consideration. Where this includes any sites emerging from the "call for sites", these will be assessed through the Sustainability Appraisal testing process.

A document containing a summary of representations will be produced and a final proposal, which includes the preferred site options, will be produced for consultation later this year.

Further information on the statutory process that must be followed can be obtained by contacting the Forward Planning team on 01200 425111.

# CONTENTS

Section 1: Introduction and background	Page 6
Section 2: Process	Page 6
Section 3: Sustainability Appraisal & Strategic Environmental Assessment	Page 8
Section 4: What we are consulting on	Page 9
Section 5: How to have your say	Page 10
Section 6: Baseline information	Page 11
Section 7: Important note relating to plans within this document	Page 11
Section 8: Issues and options: Housing options	Page 11
• Options for potential housing allocation maps	Page 13-21
Section 9: Issues and options: Economy and Employment Land options	Page 22
• Options for potential economy & employment land allocation maps	Page 23-26
Section 10: Background Information	Page 27
• Town Centre Boundaries for Clitheroe, Longridge and Whalley background information	Page 27
• Existing Open Space background information	Page 29
• Draft Settlement Boundaries background information	Page 29
• Draft Proposals Map background information	Page 30
• Housing background information	Page 31
• Economy and Employment Land background information	Page 39
Section 11: What happens next?	Page 45

## 1. INTRODUCTION & BACKGROUND

- 1.1 The statutory plan making process places a duty on all Local Planning Authorities (LPAs), including Ribble Valley Borough Council, to prepare and put in place a Local Development Framework (LDF). This will provide the basis for guiding investment decisions, determining planning applications and managing how the local area will change over future years. The content and timing of the production of the various elements of the LDF is mapped out in the Council's Local Development Scheme (LDS<sup>1</sup>).
- 1.2 The Core Strategy<sup>2</sup>, which was adopted in December 2014, is the central document of the LDF and establishes the vision, underlying objectives and key principles that will guide the development of the area over the period 2008 to 2028. It sets the strategic level of planning policy for Ribble Valley by identifying:
- an overall spatial development strategy;
  - broad locations for development;
  - a strategic development site (at Standen, Clitheroe);
  - the amounts of housing and employment land to be provided for in the plan period; and
  - key policies for environmental, housing, and economic matters. Very importantly, the Core Strategy includes a suite of Development Management policies which are used to guide decisions on individual planning applications.
- 1.3 The LDS clearly states that the Council intends to produce a Housing and Economic Development Development Plan Document (HED DPD), the role and purpose of which is to provide more detailed policy coverage on key issues related to the economy and housing where necessary. It will include relevant allocations, including housing and employment land and policies for the town centres of Clitheroe, Longridge and Whalley, as well as existing open spaces and draft settlement boundaries, which are necessary to fully implement the Core Strategy.
- 1.4 This document is the first consultation stage in preparing the HED DPD.

## 2. PROCESS

- 2.1 The preparation of the HED DPD is guided by statutory process and this document represents the first formal stage in preparing the DPD. It is part of the Regulation 18 stage, commonly referred to as "Issues and Options". Following this consultation the Council will consider the representations made and produce a summary of representations/consultation. This will summarise the main issues raised during the consultation and will be available to view on the Council's website. This stage will inform the next stage, Regulation 19, at which the Council will produce its Publication Plan which will effectively be the "preferred option". There will be further opportunity(ies) for consultation and engagement as

---

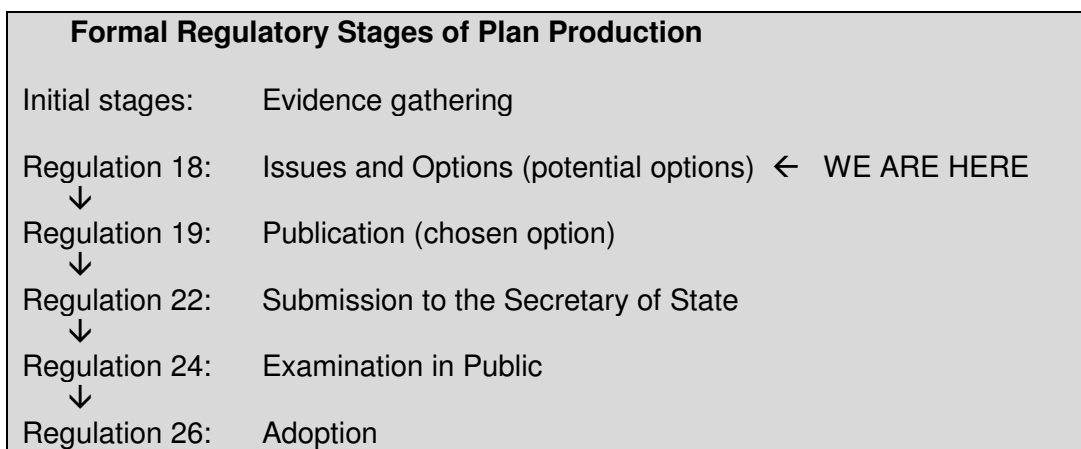
<sup>1</sup> Available on the RVBC website

[https://www.ribblevalley.gov.uk/info/200400/local\\_development\\_framework/1460/local\\_development\\_scheme\\_lds](https://www.ribblevalley.gov.uk/info/200400/local_development_framework/1460/local_development_scheme_lds)).

<sup>2</sup> Available on the RVBC website

[https://www.ribblevalley.gov.uk/downloads/file/10010/adopted\\_core\\_strategy](https://www.ribblevalley.gov.uk/downloads/file/10010/adopted_core_strategy)

the plan progresses. The key stages<sup>3</sup> in the plan's preparation are summarised as follows:



2.2 The HED DPD should be consistent with the principles and policies set out in the National Planning Policy Framework<sup>4</sup> (NPPF), which sets out the Government's planning policy for England and how these are expected to be applied. It covers a wide range of issues such as the environment, housing and economy, with a central theme of achieving sustainable development.

2.3 When submitted for Examination an independent inspector will consider whether the plan has been prepared in accordance with the Duty to Co-operate, legal and procedural requirements, and whether it is "sound". To be considered "sound" the HED DPD must be shown to be:

- positively prepared;
- justified;
- effective; and
- consistent with national policy<sup>5</sup>

2.4 The plan making system encourages and requires public involvement and community engagement. The Council has already undertaken a number of consultations to inform our plan making over recent years, primarily relating to the adopted Core Strategy and the contents of the evidence base. Consultation and engagement in preparing the HED DPD is guided by the Council's Statement of Community Involvement and regulatory requirements, and will be focussed upon the limited range of issues that this part of the planning framework now has to deal with to complete the Local Plan for the borough.

2.5 The Housing and Economic Development DPD (which this document will inform) will be subject to a monitoring process both to ensure its content is addressing the aims and objectives of the plan and that it is kept up to date taking into account the possible implications of changes to the underlying evidence base or legislation or national policy framework. Monitoring will be undertaken on an annual basis and the LDF itself (i.e. the Core Strategy and the HED DPD) will be

<sup>3</sup> Town and Country Planning (Local Planning)(England) Regulations 2012 (and any relevant subsequent amendments)

<sup>4</sup> NPPF para. 151

<sup>5</sup> NPPF para. 182

subject to a formal review process. This review process will identify and consider any identified need for changes to the plan. This may result in either parts of the plan being reviewed through the statutory process as a partial review or, most likely, if appropriate, a whole plan review in conjunction with the Core Strategy.

- 2.6 This document is informed by much of the existing evidence base that supported the Core Strategy, plus information from the Council's ongoing monitoring work and from specific work undertaken in the preparation of the DPD. In addition the Core Strategy Examination Inspector's report identified a number of areas to be addressed through the delivery of the plan. In some instances however the need to address specific matters has been superseded by events, or national policy change or by changes in the proposed plan coverage. This consultation stage and stakeholder engagement provides an important opportunity to identify any gaps or further issues which can be either addressed now or, if more appropriate, left to a later plan review.

### **3. SUSTAINABILITY APPRAISAL (SA)/STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)**

- 3.1 The Council must undertake a Sustainability Appraisal (SA) of the HED DPD. This is a process which runs in parallel with the plan making process, and involves assessing the scope of the work, highlighting any significant environmental effects and assessing the potential options and any reasonable alternatives.
- 3.2 The SA work will be undertaken by the same Consultants (Arcadis Consulting UK (Ltd), formally Hyder Consulting Ltd) who undertook the Core Strategy SA/SEA<sup>6</sup>. The SA Scoping report<sup>7</sup> is available for consultation for a six week period in parallel with this Issues and Options document.

---

<sup>6</sup> Available on the RVBC website at [https://www.ribblevalley.gov.uk/info/200364/planning\\_policies/1428/adopted\\_core\\_strategy/3](https://www.ribblevalley.gov.uk/info/200364/planning_policies/1428/adopted_core_strategy/3) and [https://www.ribblevalley.gov.uk/info/200364/planning\\_policies/1428/adopted\\_core\\_strategy/5](https://www.ribblevalley.gov.uk/info/200364/planning_policies/1428/adopted_core_strategy/5)

<sup>7</sup> Available on the RVBC website at [https://www.ribblevalley.gov.uk/downloads/file/10726/sustainability\\_appraisal\\_sa\\_scoping\\_report](https://www.ribblevalley.gov.uk/downloads/file/10726/sustainability_appraisal_sa_scoping_report)



## 4. WHAT WE ARE CONSULTING ON

- 4.1 In addition to providing important background information (see section 10), the Council is seeking views and feedback on a number of specific matters. These are summarised in the following table:

<b>Matter being consulted on</b>	<b>Further detail at:</b>
Proposed Clitheroe Market Redevelopment Area	Section 10.1 & Draft Proposals Map
Draft Town Centre Boundaries for Clitheroe, Longridge and Whalley	Section 10.1 & Draft Proposals Map
Draft Principal Shopping Frontages in Clitheroe	Section 10.1 & Draft Proposals Map
Existing Open Space designations	Section 10.2 & Draft Proposals Map
Draft Settlement Boundaries	Section 10.3 & Draft Proposals Map
Housing options in a limited number of settlements	Section 10.4 & Maps within this document (section 8)
Economy and Employment land options	Section 10.5 & Maps within this document (section 9)
The Sustainability Appraisal Scoping report	See separate document of same title

The draft Proposals Map (detailed at Section 10.4 and available separately as part of this consultation) also shows the extent of:

- designations such as the AONB, Open Countryside, Green Belt, historic and environmental assets etc.;
  - constraints such as flood risk areas, Mineral Safeguarding Areas etc.; and
  - existing commitments for housing and employment development that contribute to the overall Core Strategy requirements. These are usually sites which have planning permission, some of which are being currently developed.
  - Existing Employment Areas, which are sites currently in employment use which will be protected.
- 4.2 The Sustainability Appraisal Scoping report referred to in section 3 is also available as a separate document for comment as part of this consultation.
- 4.3 In relation to the potential housing and employment sites shown in this document, we are seeking to receive views on each of the proposed site options in terms of advantages and disadvantages of each of the sites, which will help to inform the final chosen 'preferred' site allocation options. This process will also be informed by the Sustainability Appraisal which sits alongside this document. As an alternative to identifying sites, an option the council could look at would be to rely on the use of existing criteria based policies and we would be interested if you have views on that approach.
- 4.4 There is also the opportunity to suggest additional sites which may contribute to the outstanding development requirements through a limited "Call for Sites"<sup>8</sup>. In relation to housing, the scope of this is limited to sites in the settlements where there is an outstanding residual need for additional housing (Mellor, Wilpshire and Chatburn at the time of writing this report) as shown in section 10.5.11. In relation to employment sites, the scope is limited to the locations identified in the adopted Core Strategy

<sup>8</sup> The 'Call for Sites' site suggestion form can be found at [https://www.ribblevalley.gov.uk/downloads/file/10733/call\\_for\\_sites\\_form](https://www.ribblevalley.gov.uk/downloads/file/10733/call_for_sites_form)

(Section 10.6.8). In relation to retail we are also interested in any views you may have on potential sites for additional retail development in the main centres of Longridge and Whalley. This would be restricted to small sites to meet outstanding need identified in the Core Strategy (as set out at Section 10.1.1). Any further sites which are suggested will be assessed along with the sites outlined in this document and considered in the Sustainability Appraisal process.

- 4.5 It should be noted that **the suggestion of a site or inclusion in this document does not mean that it will be allocated or that planning permission will be forthcoming for a particular development.** These would still need to go through the due process. As the plan progresses it may be that some sites that are options become a commitment due to the grant of planning permission; this will have to be addressed as the plan moves forward.
- 4.6 **It is important to emphasise that this consultation does not seek views on matters which have already been agreed in the adopted Core Strategy,** such as the spatial development strategy, the overall amount and distribution of new development and the designation of the Standen strategic site.
- 4.7 Regulation 18(1)(b) of the Regulations<sup>9</sup> states that the Council must “invite each of them [the bodies or persons specified in paragraph 2, i.e. stakeholders/ interested parties] to make representations to the Local Planning Authority about what a plan with that subject ought to contain”. Therefore as part of this consultation, RVBC is seeking views on whether it is considered that the Council has included all such matters that are relevant to a Housing and Economic Development DPD.

## 5. HOW TO HAVE YOUR SAY

- 5.1 This consultation runs from Friday 26<sup>th</sup> August until 5pm Friday 7<sup>th</sup> October 2016.
- 5.2 Responses received will be considered and used to inform the Publication Version of the document (Regulation 19) which will include the ‘preferred’ site options for housing and employment land allocations.
- 5.3 Representations can be submitted to the Council at the addresses below:

**Email responses to:** [issuesandoptions2016@ribblevalley.gov.uk](mailto:issuesandoptions2016@ribblevalley.gov.uk)

**Post responses to:** Issues and Options 2016 consultation, Forward Planning, Regeneration and Housing, Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA.

Please note that acknowledgements to responses will not be routinely sent. Once collated and analysed, a summary document of all the representations received will be available to view on the council’s website at [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk).

---

<sup>9</sup> Town and Country Planning (Local Planning)(England) Regulations 2012 (and any relevant subsequent amendments)

## 6. BASELINE INFORMATION

- 6.1 The information presented in this document uses baseline information reflecting a particular point in time. The Council fully recognises that situations change over time, for example in relation to housing and employment land commitments and outstanding requirements. It will therefore be necessary to refresh the baseline information at key relevant points in the plan making process to ensure that the most up to date position is used.
- 6.2 Where a significant change has occurred the Council has taken this into account in preparing this consultation document.

## 7. IMPORTANT NOTE RELATING TO PLANS WITHIN THIS DOCUMENT

- 7.1 The plans produced in this document are for information purposes to enable the identification of sites referred to. They must not be interpreted as identifying definitive boundaries and should not be scaled from as resizing in the document preparation process may have caused a deviation from any scale stated.

## 8. ISSUES AND OPTIONS: HOUSING OPTIONS

- 8.1 The following series of maps represent the current options for the residual housing requirement. As shown at Section 10.5 there is only a requirement remaining in the following settlements:

- Longridge: Residual requirement of 24 units. It is suggested at 10.5.10 that the plan would not make an allocation for this amount as it is likely to be met from infill, small developments and conversions in the plan period;
- Tier One Settlements:

Settlement	Residual amount at 30.9.15	Residual amount updated since 30.9.15	Impact of monitoring using proposed boundaries
Chatburn	18	18	8
Mellor	18	18	18
Wilpshire	43	36	36

This table shows adjustments that would arise following changes to the Settlement Boundaries as explained at 8.6 below where developments that currently fall outside would be picked up in the monitoring process.

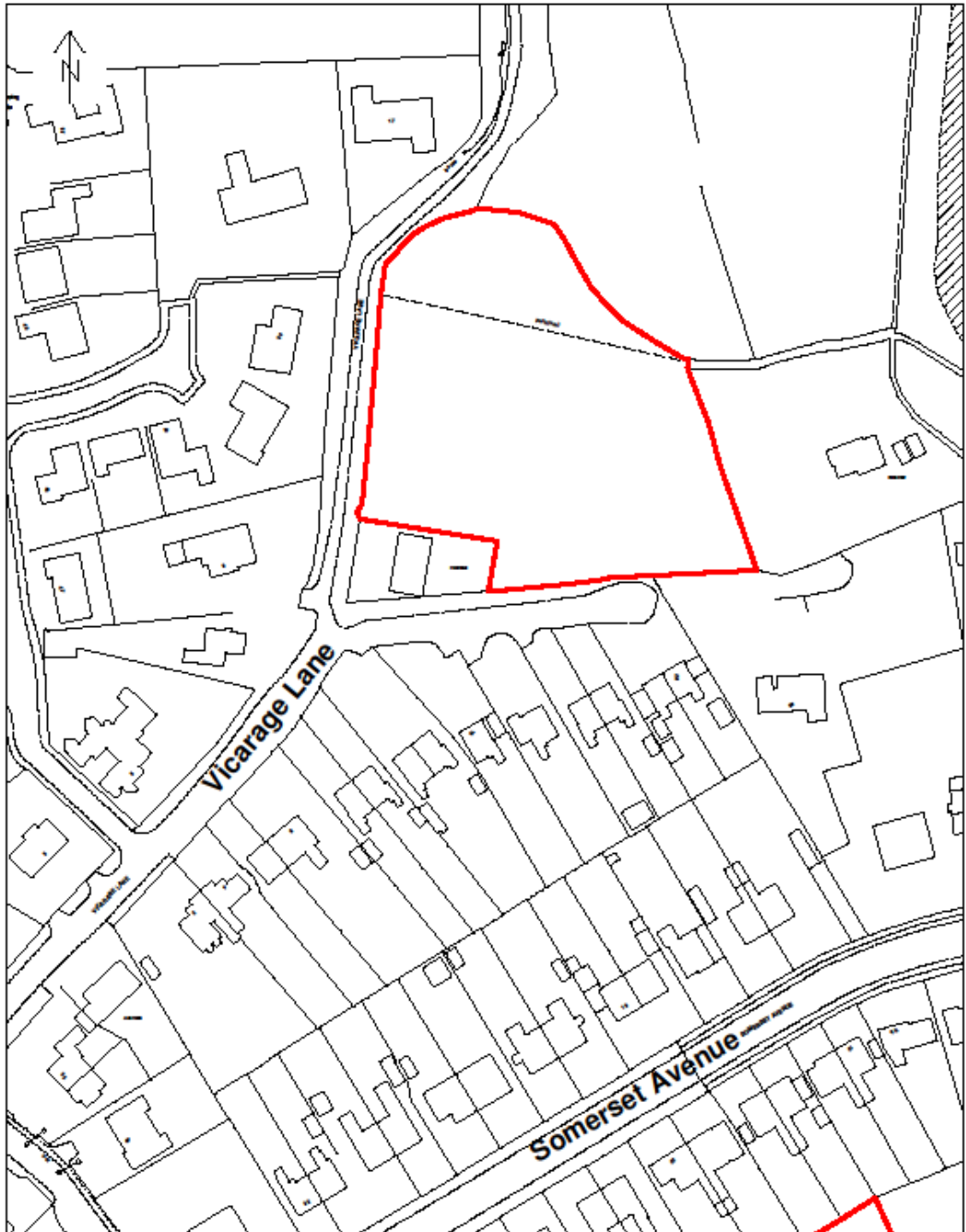
- 8.2 Given the limited level of residual requirements, not all sites set out in this section will be needed or allocated. There is only a need to meet the residual housing requirement which can be accommodated either on one site or spread over a few sites.
- 8.3 As part of the consultation we are undertaking a 'call for sites' and therefore if there are any further sites suggested, the Council will consider these as part of the plan preparation process and test these, along with those set out here, as part of the Sustainability Appraisal.

- 8.4 If you wish to submit any further sites for consideration, copies of the 'call for sites' form can be downloaded from the Council's website<sup>10</sup> and are available in hard copy from the consultation deposit points.
- 8.5 It is important to note that **as the plan progresses, further sites may come forward with planning permission for new dwellings through the Development Management process which may impact on the residual requirements. As a result, requirements may change as the plan progresses.** The background information at Section 10 used to inform this discussion document represents the situation at a specific point in time i.e. 31<sup>st</sup> September 2015 but with selected updates recognising some more recent applications that impact on the residual figures. We are aware that further subsequent permissions will alter this position (e.g. if current applications and future ones are approved). Updated information will be used to inform the plan as it goes forward and decisions on individual planning applications. This matter will be kept under review but it should be recognised that the residual numbers required to be allocated are likely to reduce and this will be accounted for in the draft plan.
- 8.6 As part of the preparation of the LDF, the settlement boundaries have been reviewed and altered to take into account recent changes (more information on this process can be found in section 10.5.15). The resulting draft Settlement Boundaries are presented on the draft Proposals Map and are being consulted on as part of this consultation. The remaining unallocated housing set out in this document however is calculated based upon the old, un-amended settlement boundaries (from the 1998 Districtwide Local Plan, the predecessor of the LDF). As the process moves towards the 'preferred option' stage (Regulation 19), the updated, draft Settlement Boundaries will be used and for the 3 Tier One settlements where a requirement for housing development remains, the residual number of houses may be affected. In addition, future monitoring of the housing numbers is likely to show that less housing will be required in the settlements than the numbers set out here. Housing number requirements will be kept under review as the process progresses.

---

<sup>10</sup> The 'Call for sites' site suggestion form can be found at [https://www.ribblevalley.gov.uk/downloads/file/10733/call\\_for\\_sites\\_form](https://www.ribblevalley.gov.uk/downloads/file/10733/call_for_sites_form)

Site Ref: WILPSHIRE1- Vacant land to east of Vicarage Lane



**WILPSHIRE 1**

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

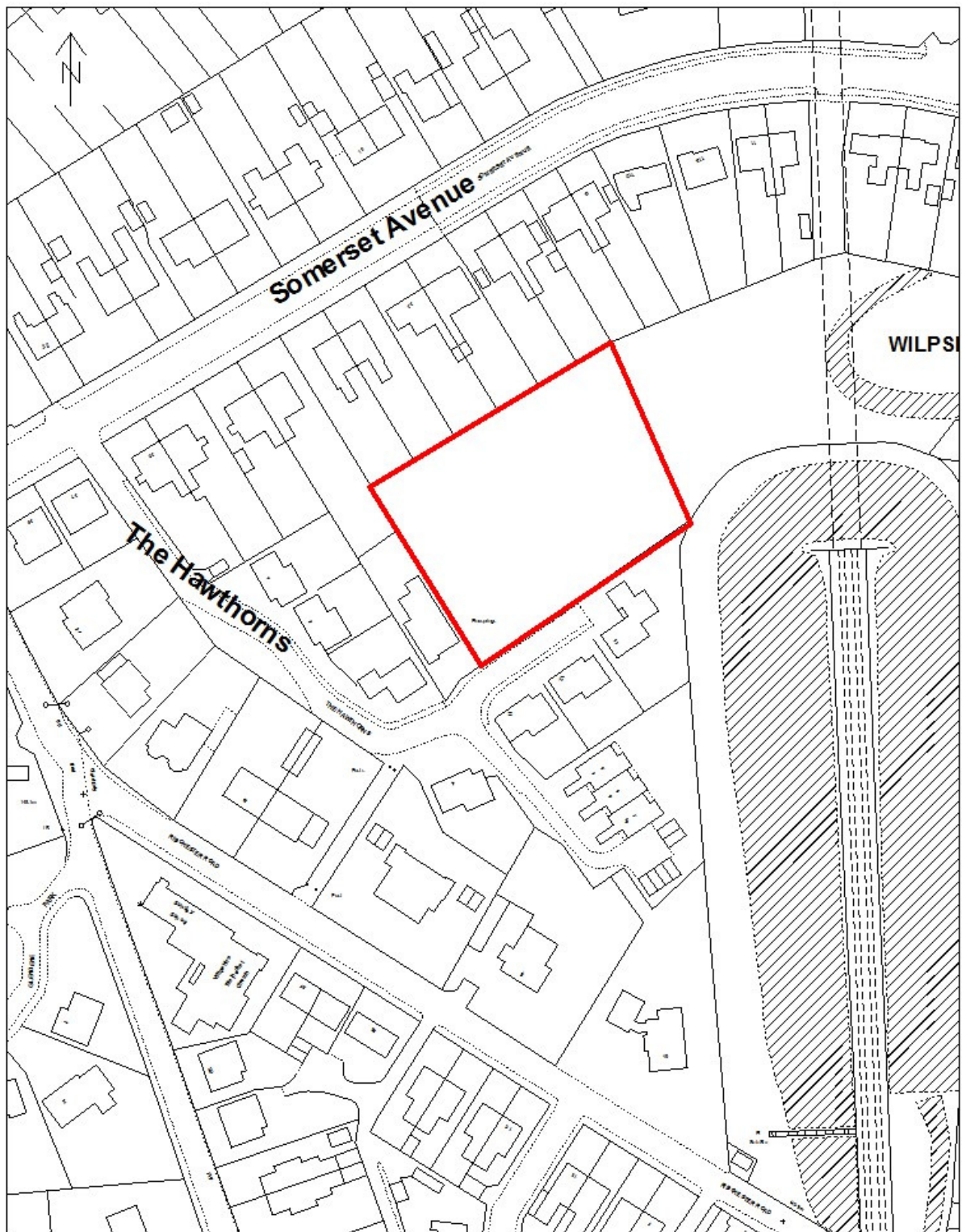
Ribble Valley Borough Council. Licence No. LA 100018641 24 May 2016 1:1250

This 0.68ha site was identified though and included within the Strategic Housing Land Availability Assessment (SHLAA). It is identified as being deliverable and has the potential for residential development with a potential capacity of 27 units. This is an indicative number of houses only.

Internal ref: site WILPSHIRE1(169)

Overall remaining Wilpshire requirement: 36 units

Site Ref: WILPSHIRE2- Land off The Hawthorns, Wilpshire



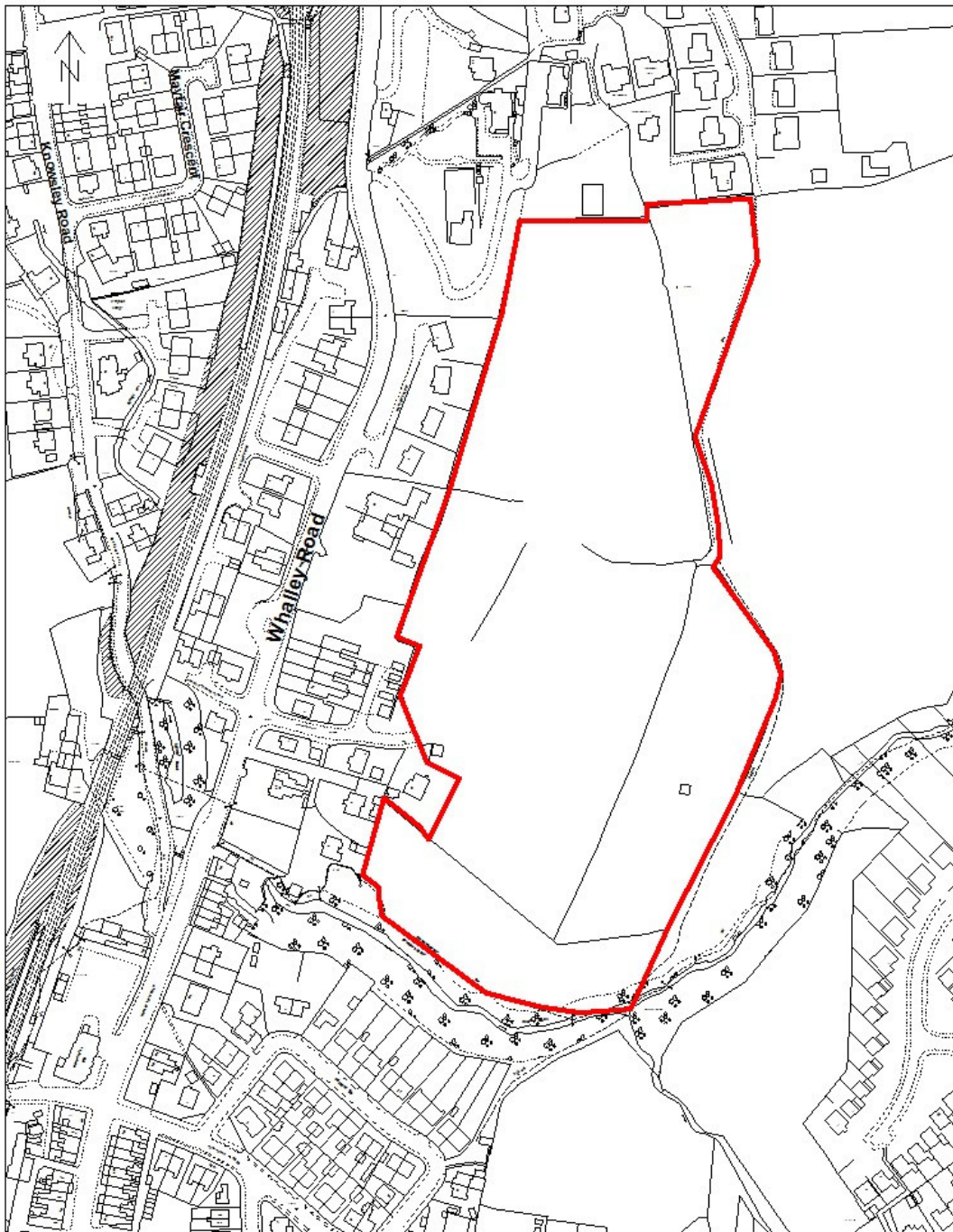
**WILPSHIRE 2**

This 0.36ha site was identified though and included within the Strategic Housing Land Availability Assessment (SHLAA). It is identified as being deliverable and has the potential for residential development with a potential capacity of 14.4 units. This is an indicative number of houses only.

Internal ref: site WILPSHIRE2(170)

Overall remaining Wilpshire requirement: 36 units

Site Ref: WILPSHIRE3- Land at Wilpshire



**WILPSHIRE 3**

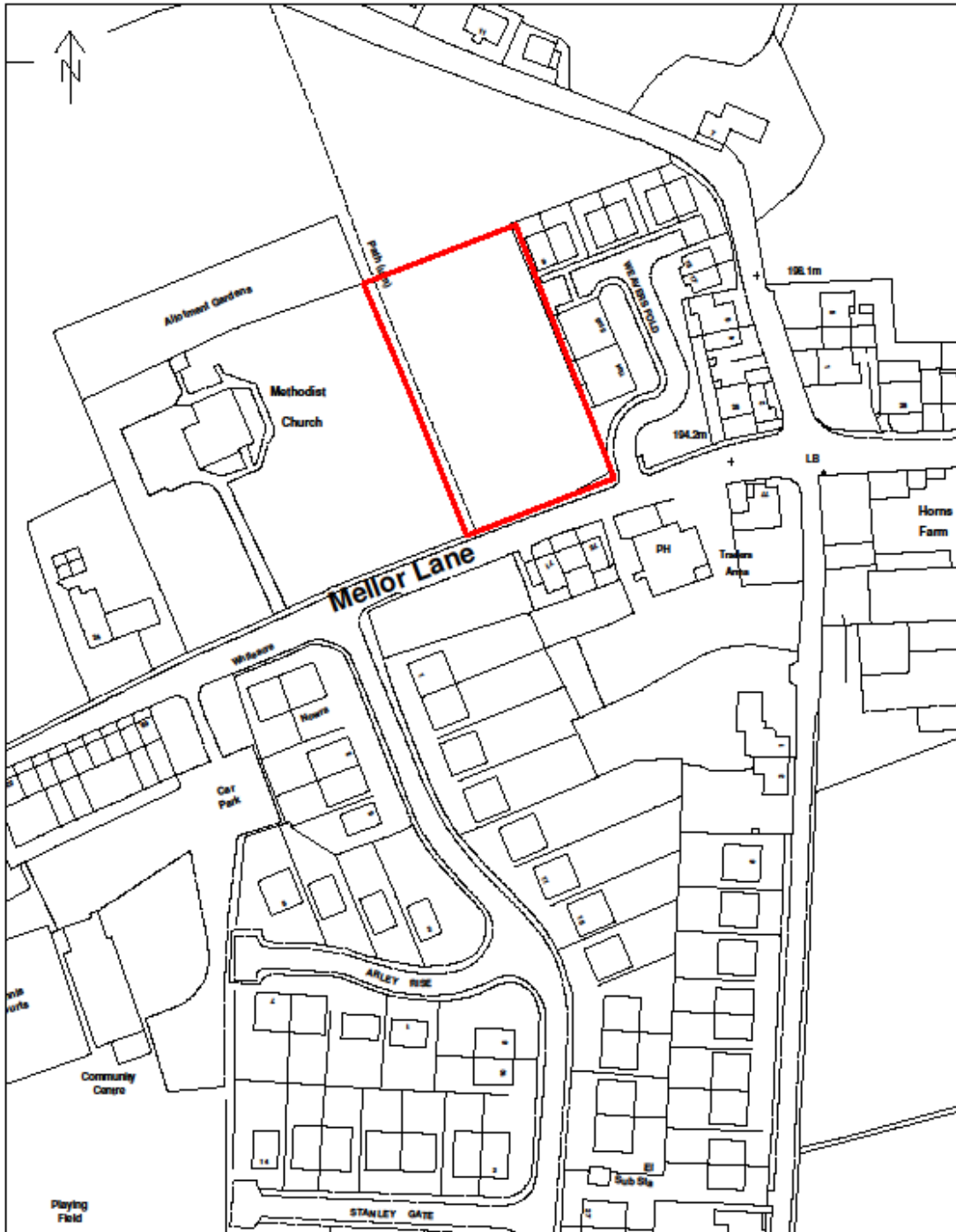
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Ribble Valley Borough Council. Licence No. LA 100018641 28 July 2016 1:2500

This 5.67ha site was identified though and included within the Strategic Housing Land Availability Assessment (SHLAA). It is identified as being deliverable and has the potential for residential development with a potential capacity of 226.8 units. This is an indicative number of houses only.

Internal ref: site WILPSHIRE3(303)

Overall remaining Wilpshire requirement: 36 units



### **MELLOR 1**

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

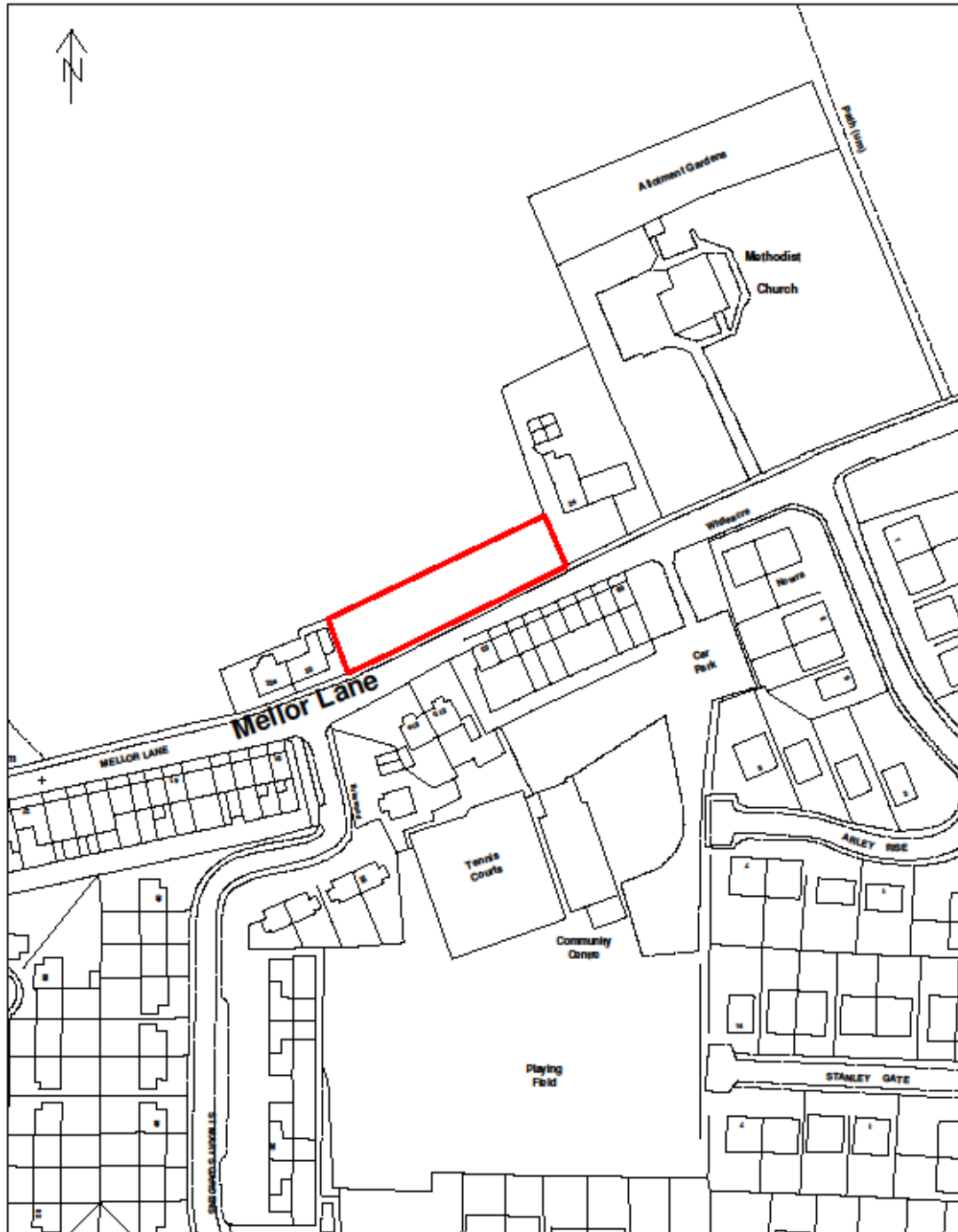
Ribble Valley Borough Council. Licence No. LA 100018641 25 May 2016 1:1250

This 0.29ha site was identified though and included within the Strategic Housing Land Availability Assessment (SHLAA). It is identified as being deliverable and has the potential for residential development with a potential capacity of 10.15 units. This is an indicative number of houses only.

Internal ref: site MELLOR1(223)

Overall remaining Mellor requirement: 18 units





## **MELLOR 2**

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

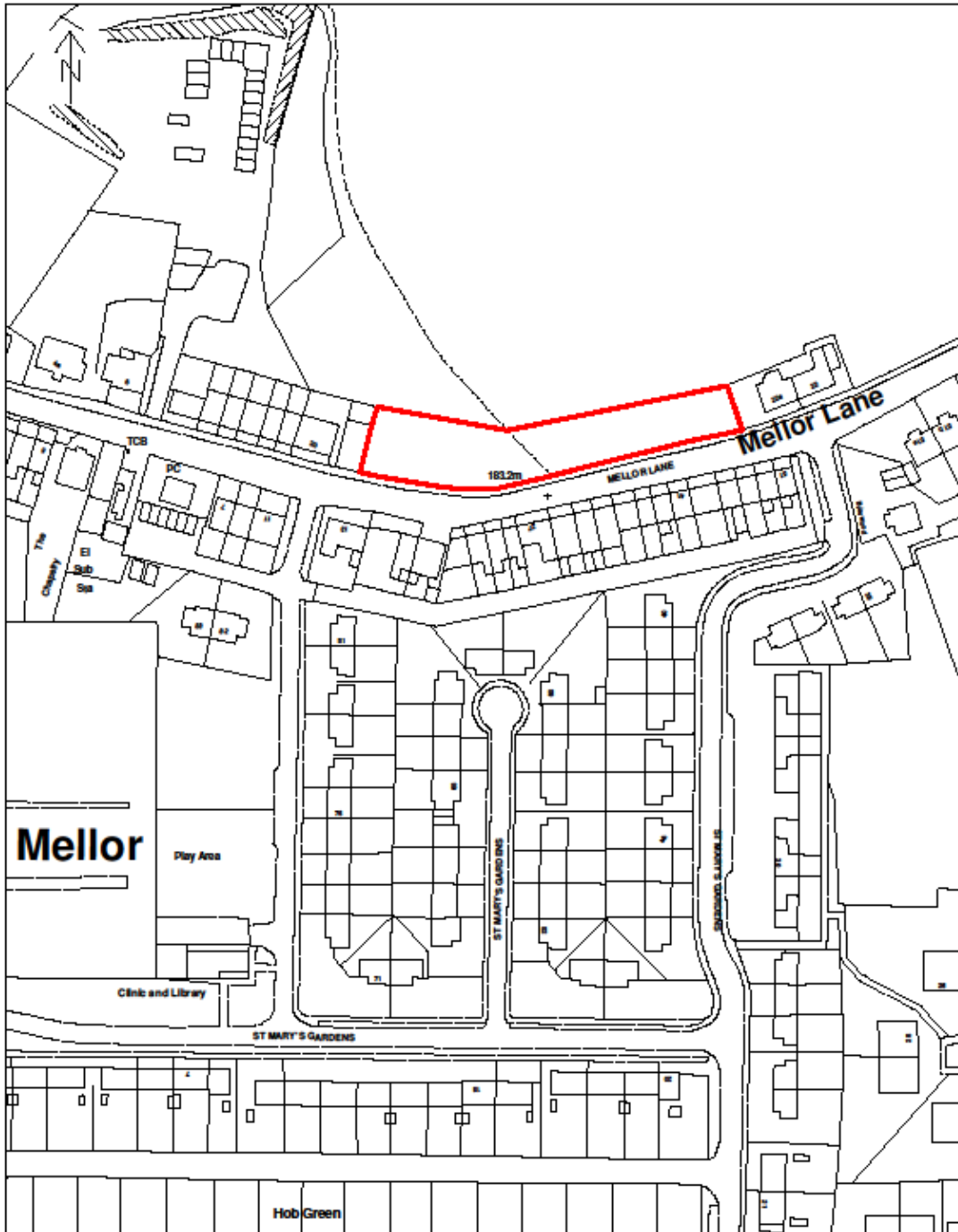
Ribble Valley Borough Council. Licence No. LA 100018641 25 May 2016 1:1250

This 0.09ha site was identified though and included within the Strategic Housing Land Availability Assessment (SHLAA). It is identified as being deliverable and has the potential for residential development with a potential capacity of 3.15 units. This is an indicative number of houses only.

Internal ref: site MELLOR2(224)

Overall remaining Mellor requirement: 18 units

Site Ref: MELLOR3- Field adj. to 22a Mellor Lane, Mellor



### **MELLOR 3**

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

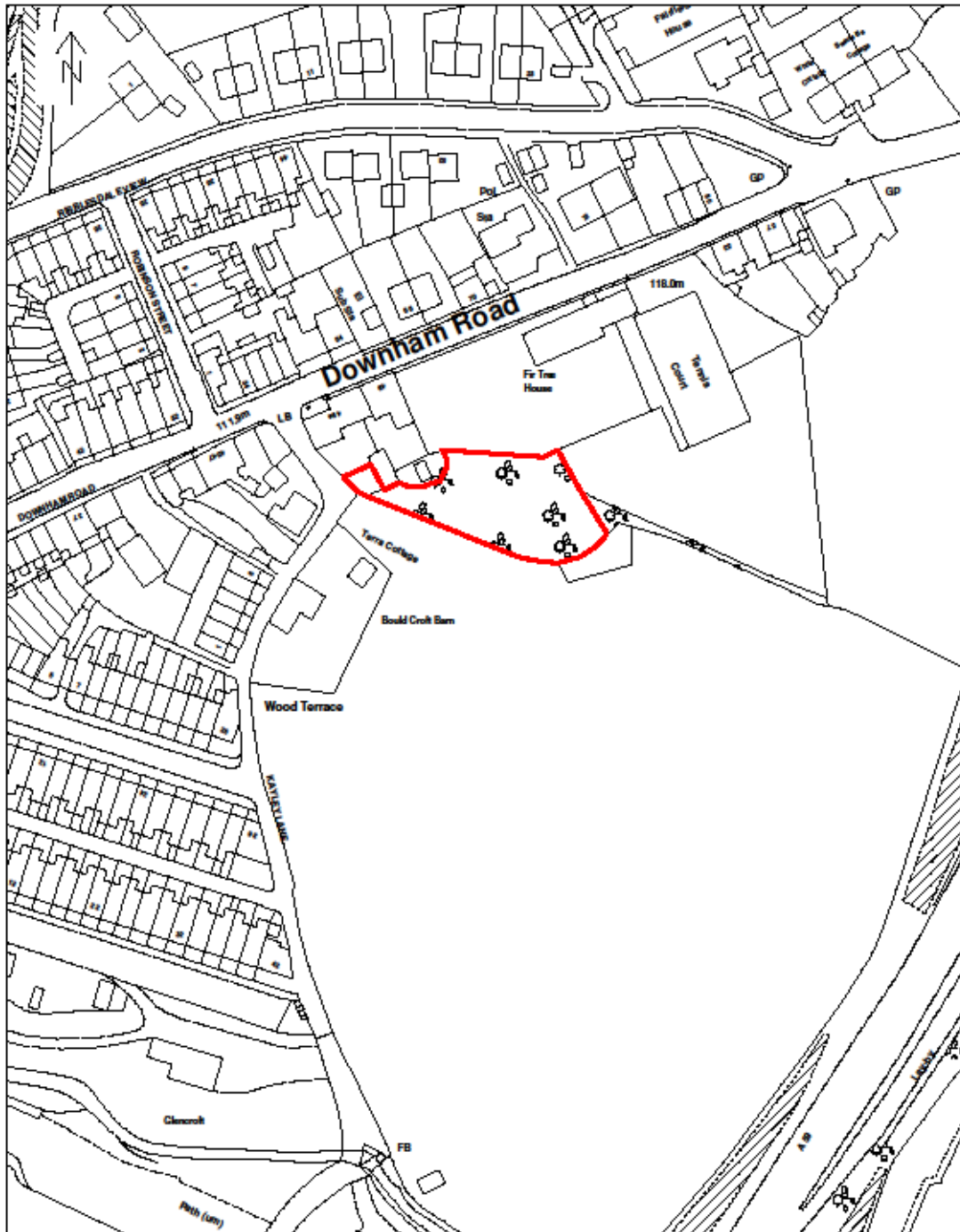
Ribble Valley Borough Council. Licence No. LA 100018641 25 May 2016 1:1250

This 0.14ha site was identified though and included within the Strategic Housing Land Availability Assessment (SHLAA). It is identified as being deliverable and has the potential for residential development with a potential capacity of 4.9 units. This is an indicative number of houses only.

Internal ref: site MELLOR3(225)

Overall remaining Mellor requirement: 18 units

Site Ref: CHATBURN1- Land off Downham Road, Chatburn



**CHATBURN 1**

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

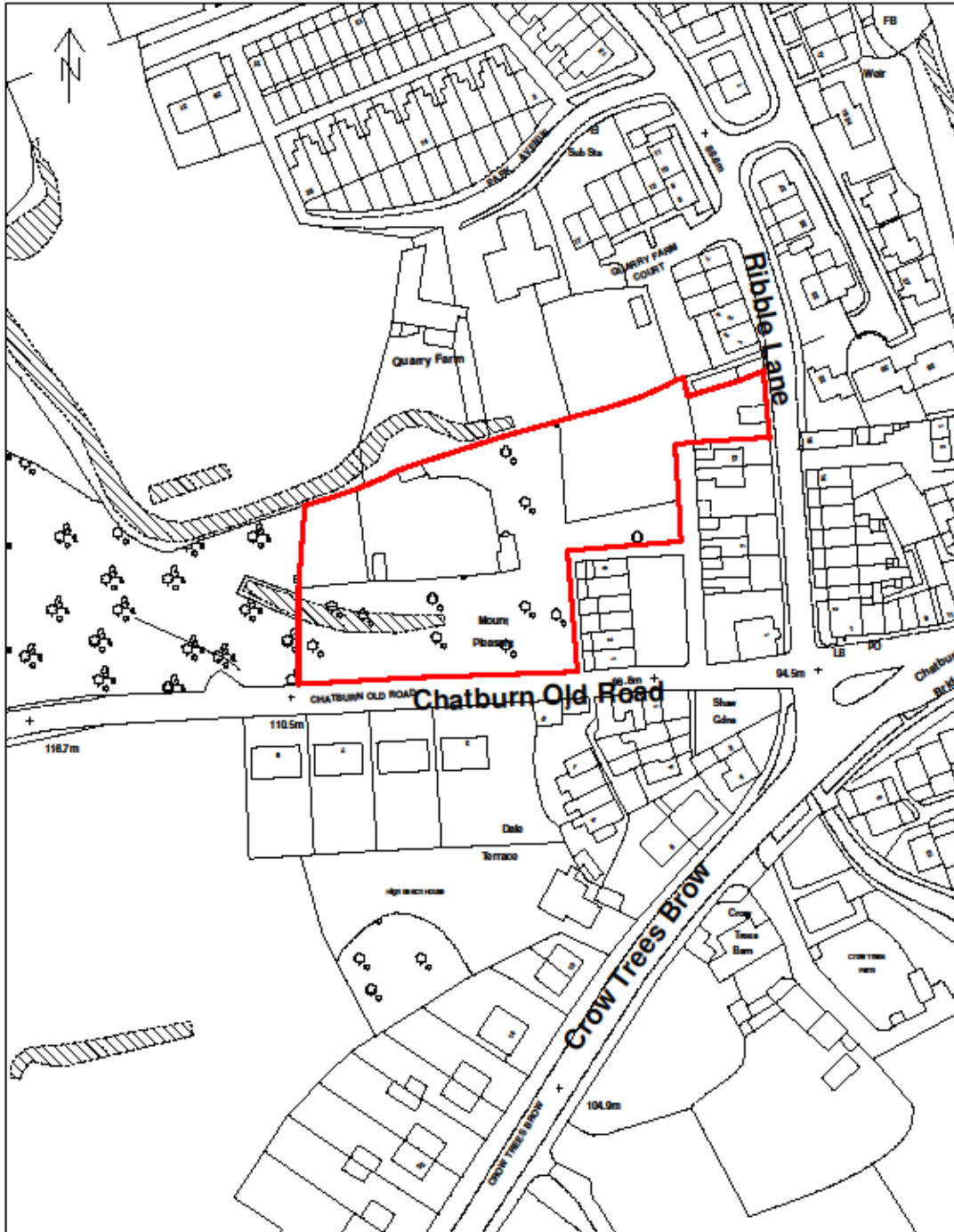
Ribble Valley Borough Council. Licence No. LA 100018641 25 May 2016 1:1250

This 0.1ha site was identified though and included within the Strategic Housing Land Availability Assessment (SHLAA). It is identified as being deliverable and has the potential for residential development with a potential capacity of 3.5 units. This is an indicative number of houses only.

Internal ref: site CHATBURN1(116)

Overall remaining Chatburn requirement: 8 units

Site Ref: CHATBURN2- Land to the rear of 13 Ribble Lane, Chatburn



**CHATBURN 2**

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

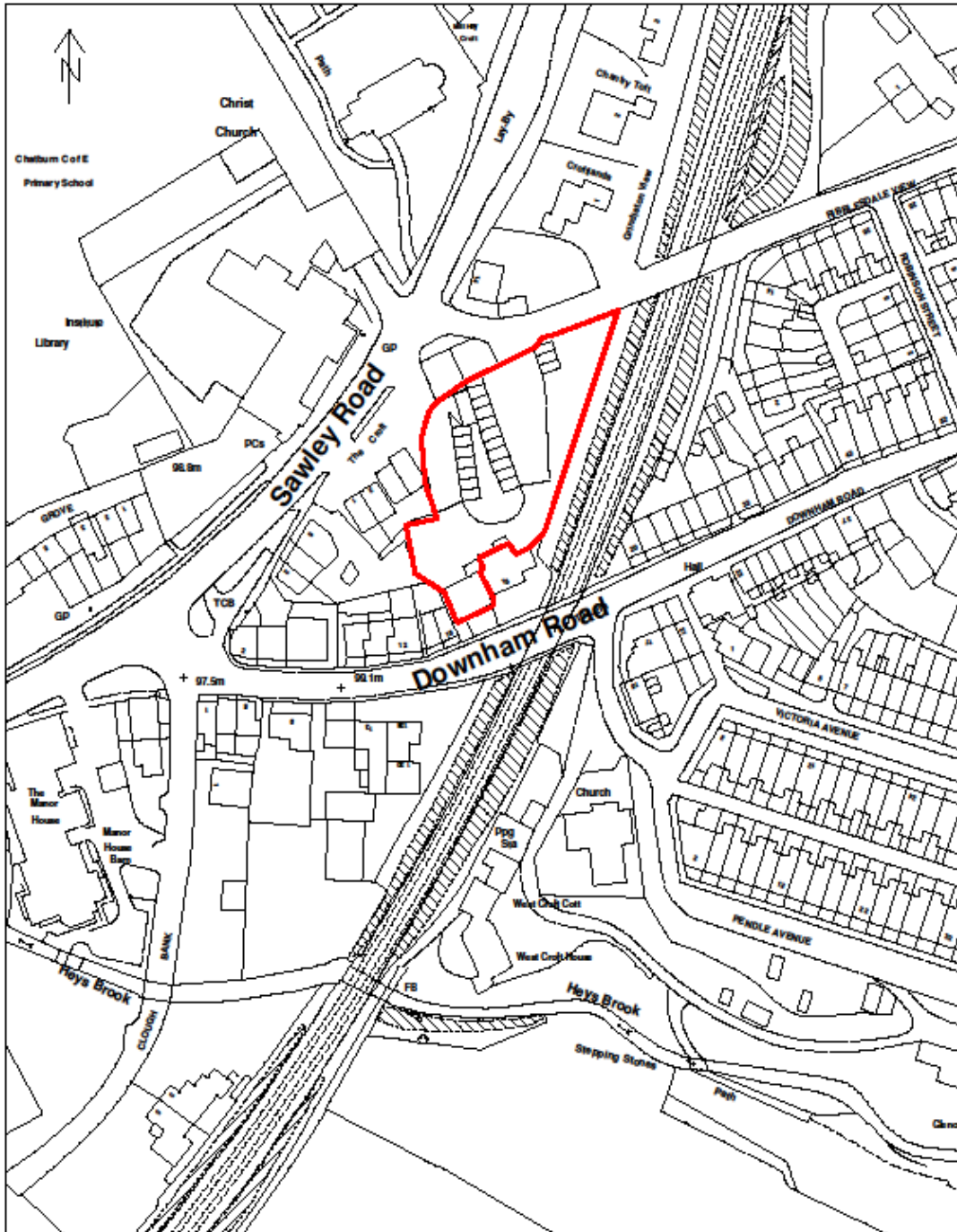
Ribble Valley Borough Council. Licence No. LA 100018641 25 May 2016 1:1250

This 0.39ha site was identified though and included within the Strategic Housing Land Availability Assessment (SHLAA). It is identified as being deliverable and has the potential for residential development with a potential capacity of 13.65 units. This is an indicative number of houses only.

Internal ref: site CHATBURN2(117)

Overall remaining Chatburn requirement: 8 units

Site Ref: CHATBURN3- Garage units off Ribblesdale View and Sawley Road, Chatburn



**CHATBURN 3**

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Ribble Valley Borough Council. Licence No. LA 100018641 25 May 2016 1:1250

This 0.21ha site was identified though and included within the Strategic Housing Land Availability Assessment (SHLAA). It is identified as being deliverable and has the potential for residential development with a potential capacity of 7.35 units. This is an indicative number of houses only.

Internal ref: site CHATBURN3(203)

Overall remaining Chatburn requirement: 8 units

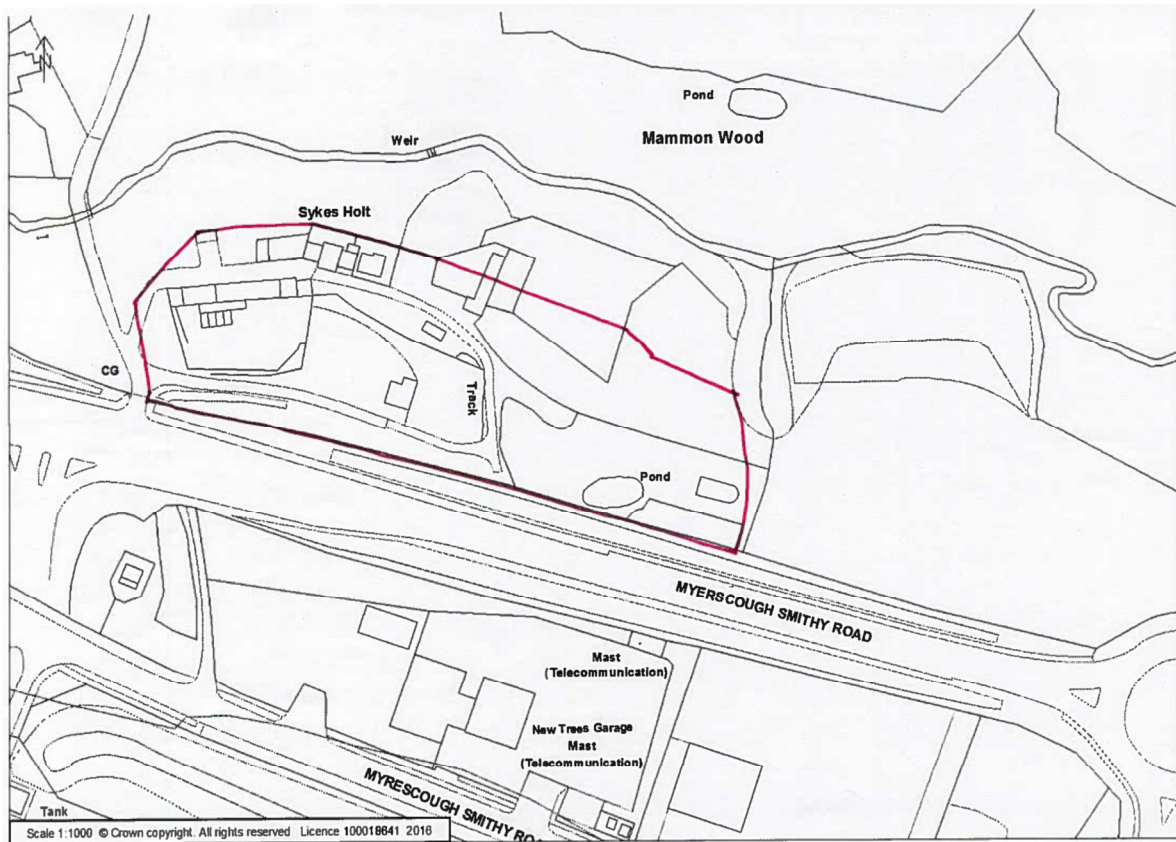
## **9. ISSUES AND OPTIONS: ECONOMY AND EMPLOYMENT LAND OPTIONS (B1-B8 USES)<sup>11</sup>**

- 9.1 As set out in section 10.6 of this report, taking account of sites which already have planning permission, in order to meet the overall requirement set out in the Core Strategy, 2.41ha of employment land remains to be allocated through the identification of new sites. The following series of maps represent the proposed options for new additional employment land allocations.
- 9.2 Not all of the economy and employment land site options set out in this section need to be allocated. Whilst there is a need to meet the outstanding requirement of 2.41ha as a minimum, it is recognised that other sites may come forward in accordance with the Core Strategy aims which will contribute to economic growth in the Borough. An issue which arises when allocating land for economic growth is whether it is appropriate to allow a buffer of surplus allocated land to provide flexibility, choice and greater opportunity to generate jobs in the local area.
- 9.3 As part of this consultation we are undertaking a 'call for sites' and therefore if there are any further sites suggested, the Council will consider these as part of the plan preparation process and test these, along with those set out here, as part of the Sustainability Appraisal.
- 9.4 If you wish to submit any further sites for consideration, copies of the 'call for sites' form can be downloaded from the Council's website [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) and are available in hard copy from the consultation deposit points.

---

<sup>11</sup> uses with classes B1-B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended)

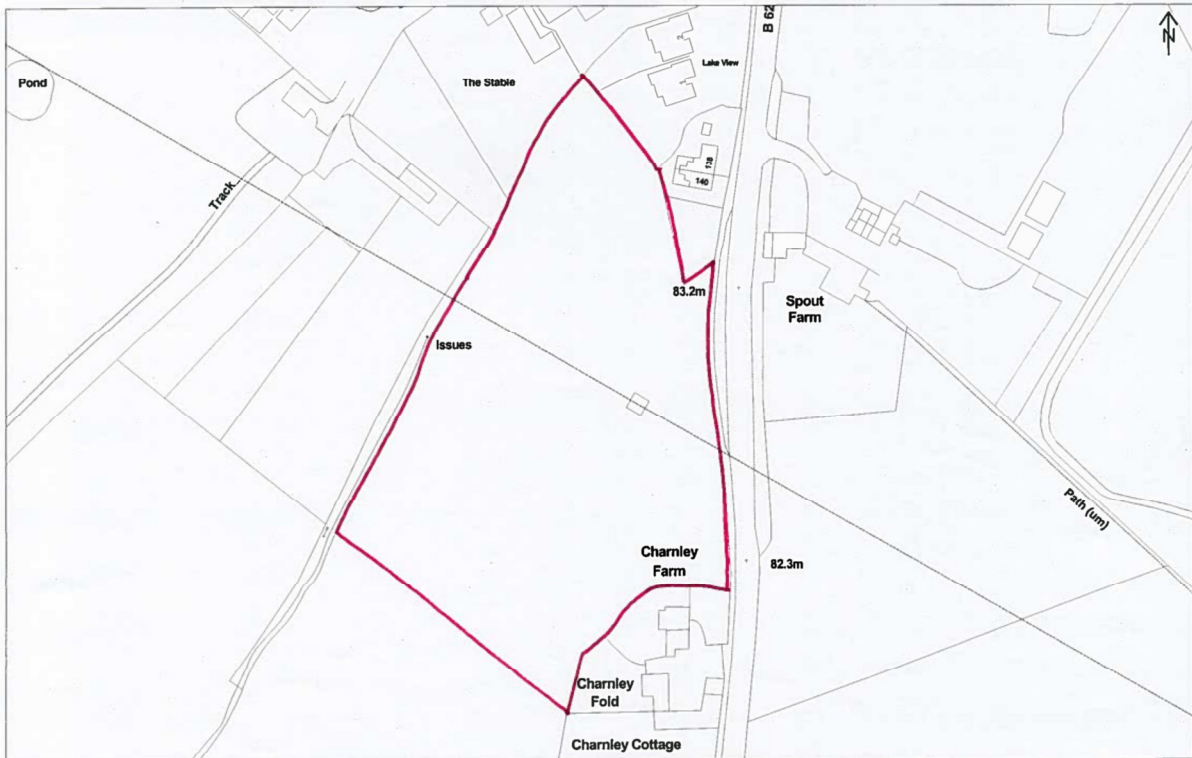
Proposed Employment Allocation Option Site 1- Land at Sykes Holt, Mellor



This 1.7ha site was identified through evidence base work.

The residual economic development/employment land requirement for the remainder of the plan period within the borough is 2.41ha.

Proposed Employment Allocation Option Site 2- Land at Grimbaldeston Farm, Longridge



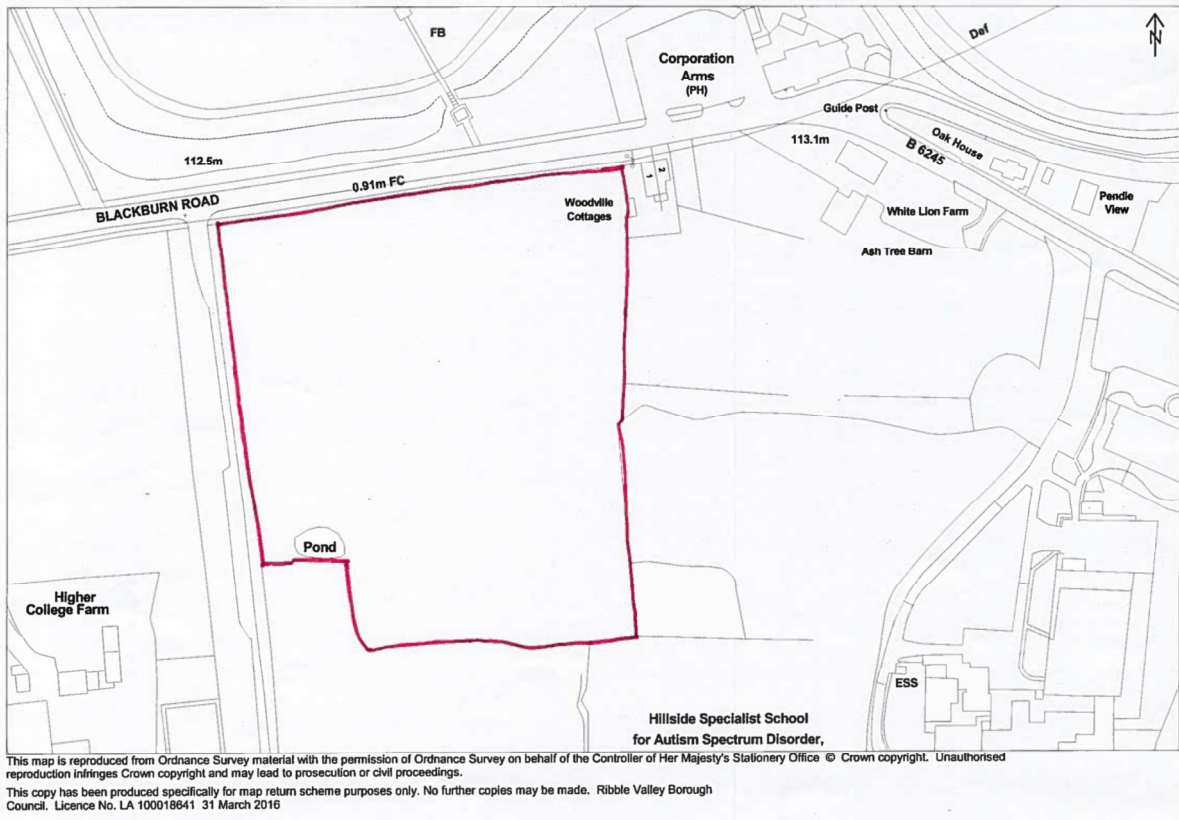
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
This copy has been produced specifically for map return scheme purposes only. No further copies may be made. Ribbles Valley Borough Council. Licence No. LA 100018641 31 March 2016

This 1.8ha site was identified through evidence base work.

The residual economic development/employment land requirement for the remainder of the plan period within the borough is 2.41ha.



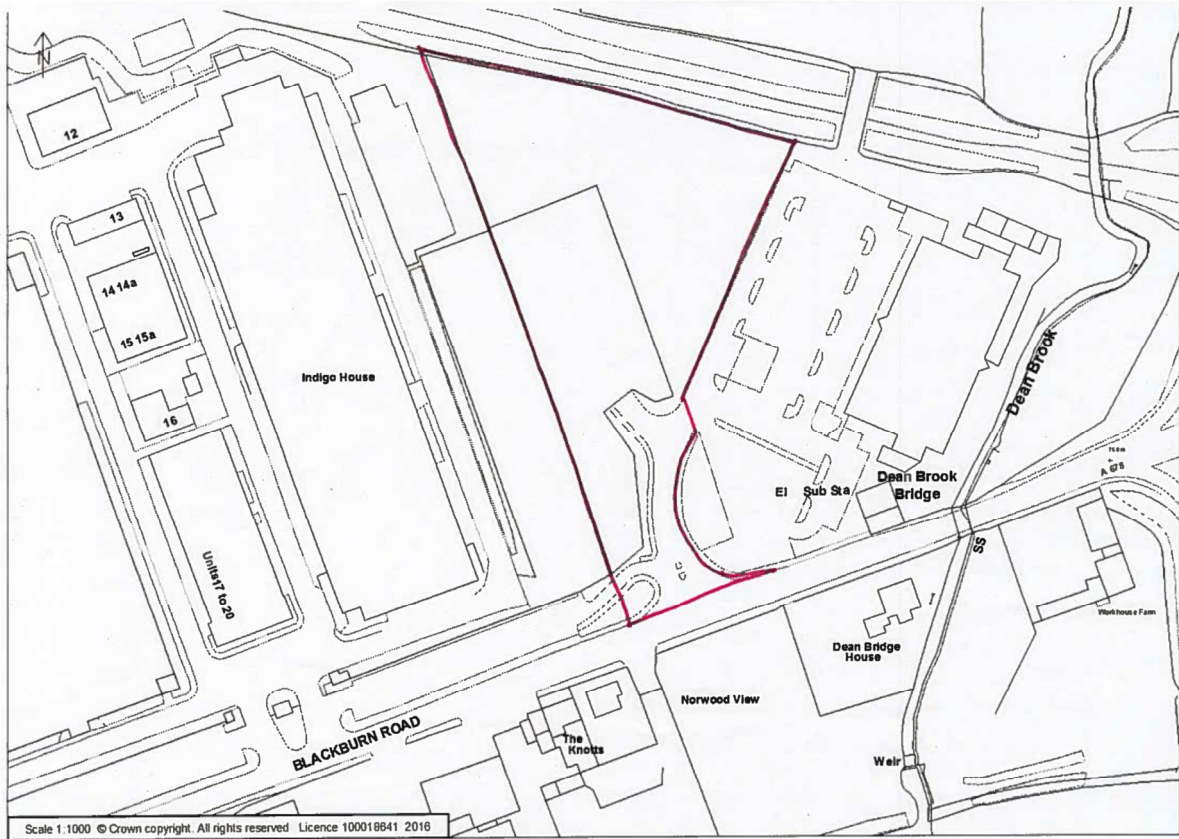
Proposed Employment Allocation Option Site 3- Land at Higher College Farm, Longridge



This 2.2ha site was identified through evidence base work.

The residual economic development/employment land requirement for the remainder of the plan period within the borough is 2.41ha.

Proposed Employment Allocation Option Site 4- Land at Time Technology Park, Simonstone



This 1ha site was identified through evidence base work.

The residual economic development/employment land requirement for the remainder of the plan period within the borough is 2.41ha.

## 10. BACKGROUND INFORMATION

This section sets out the background information and evidence which has been gathered to date, and the issues arising at this early stage which are to be addressed in the plan making process. In proposing options the Council has taken into account the effects of recent approvals where significant, effectively updating the position from the background baseline.

### 10.1 Background information on Town Centre matters for Clitheroe, Longridge and Whalley

#### 10.1.1 New Retail floorspace in the Main Centres:

The Core Strategy identifies the need for further retail floorspace in the borough in the plan period. Key Statement EC2 directs this to the main centres of Clitheroe, Longridge and Whalley in relation to the following amounts:

Settlement	Additional floorspace (m <sup>2</sup> )	
	convenience	comparison
Clitheroe	1815	2630
Longridge	140	640
Whalley	250	240

#### 10.1.2 Since the Core Strategy was adopted planning permission has been granted for a retail development at Clitheroe which would contribute to these requirements as follows:

Application	Location	Amount of retail floorspace (m <sup>2</sup> )		notes
		convenience	comparison	
3/2014/0071	Former Barkers Garden Centre, Whalley Road, Clitheroe	1520	557	Development constructed comprising foodstore and pet store

#### 10.1.3 The residual requirement for additional retail floorspace in Clitheroe for the remainder of the plan period:

- Convenience floorspace - 295 m<sup>2</sup>; and
- Comparison floorspace – 2073 m<sup>2</sup>.

There is a proposal to redevelop the Market Area for a retail led scheme to include a market and complementary town centre uses, which will address outstanding retail requirements in Clitheroe.

The site covered by the proposed Clitheroe Market Redevelopment Area is shown on the draft Proposals Map.

In relation to retail we are also interested in any views you may have on potential sites for additional retail development in the main centres of Longridge and Whalley. This would be restricted to small sites to meet outstanding need identified in the Core Strategy (as set out at Section 10.1). It is considered that specific allocations are not required in Longridge and Whalley as we do not propose to allocate anything less than 1000m<sup>2</sup>. However, there may be suitable site options that developers wish to

bring forward and submit through this process. Sites can be submitted by completing the call for sites form.

If you wish to submit further retail sites in Longridge and Whalley for small scale development in accordance with outstanding Core Strategy requirements, these can be submitted on the “call for sites” form which can be downloaded from the Council’s website.

- 10.1.4 A review of town centre retail issues of Clitheroe, Longridge and Whalley have been undertaken as part of the preparation of the HED DPD (Retail and Leisure Topic Paper Urban Vision 2015). Policies DMR1 and DMR2 of the adopted Core Strategy relate to retail development in Clitheroe Longridge and Whalley. As a result, and to facilitate the interpretation and application of these policies, draft town centre boundaries for these centres have been included on the draft Proposals Map.

The draft town centre boundaries for Clitheroe, Longridge and Whalley are shown on the draft Proposals Map.

- 10.1.5 Part of DMR1 of the adopted Core Strategy also refers to the Principal Shopping Frontages in Clitheroe. To provide clarity in applying the policy, these are shown on the draft Proposals Map. These Frontages are unchanged from the former District-wide Local Plan.

The draft Principal Shopping frontages for Clitheroe are shown on the draft Proposals Map.

#### Retail development outside the main centres

- 10.1.6 RVBC have considered whether there is a need for further policy to support and manage further retail development outside the main centres i.e. outside the centres of Clitheroe, Longridge and Whalley, and have concluded that this is satisfactorily covered by the Core Strategy policy framework. No issues have been identified and it is anticipated that the Core Strategy policy framework is adequate to manage development proposals. Monitoring will inform any need for future review.

#### Tourism

- 10.1.7 Tourism policies are set out in the Core Strategy Key Statements and DM policies. It is not intended to include specific tourism allocations. Whilst recognising that tourism developments can give rise to issues in themselves, it is not considered necessary to include any further policies beyond the Core Strategy policies (e.g. farm diversification, holiday caravan sites, holiday chalets and generally, tourism development facilities) but that continued monitoring of the Core Strategy policies should be undertaken to ensure the existing framework is robust. There may be matters to be addressed in a future review, but this will be informed by the results of the monitoring.

## **10.2 Background information on Existing Open Space**

10.2.1 A background Topic Paper<sup>12</sup> has been produced that sets out the Council's current evidence in relation to several different kinds of Existing Open Space in the Borough. This includes:

- Cemeteries and church yards
- Allotments
- Playing pitches
- Play areas
- Parks
- Formal gardens
- Informal open space

10.2.2 All of the sites to be protected within these various categories are shown as a single designation on the draft Proposals Map as "Existing Open Space" and are available to view as part of this consultation.

The sites to be protected as Existing Open Space are shown on the draft Proposals Map.

## **10.3 Background information on Draft Settlement Boundaries**

10.3.1 Following the adoption of the Core Strategy in December 2014, a review of the settlement boundaries within Ribble Valley that were illustrated on the 1998 Districtwide Local Plan proposals map was undertaken.

10.3.2 The original definitions of a settlement and the criteria established for the setting of settlement boundaries around them were originally developed for the District Wide Local Plan (DWLP) of 1998, which has now been superseded by the Core Strategy. While some of the detail and methodology of these DWLP definitions were still of relevance, the overall national policy context of the 1998 plan had significantly changed. It was necessary therefore to consider current policy in relation to defining settlements and settlement boundaries. A Settlement Boundary Definition Topic Paper was produced<sup>13</sup> showing how the National Planning Policy Framework (NPPF) and its associated web-based Planning Practice Guidance was considered along with how settlement boundaries relate to the various policies within the Core Strategy itself.

10.3.3 The resulting draft settlement boundaries are shown on the draft Proposals Map. Where the settlement boundaries are proposed to be altered, there have been resulting changes to adjoining designations e.g. to the Open Countryside.

10.3.4 At this stage, the Draft Settlement Boundaries do not incorporate potential housing, employment and retail allocations that may emerge at later stages in the DPD production process. These boundaries may change at future stages.

---

<sup>12</sup> Available on the Ribble Valley website at [https://www.ribblevalley.gov.uk/downloads/file/10727/open\\_space\\_topic\\_paper\\_march\\_2016](https://www.ribblevalley.gov.uk/downloads/file/10727/open_space_topic_paper_march_2016)

<sup>13</sup> Available on the Ribble Valley website at [https://www.ribblevalley.gov.uk/downloads/file/10728/settlement\\_boundary\\_definition\\_topic\\_paper\\_march\\_2016](https://www.ribblevalley.gov.uk/downloads/file/10728/settlement_boundary_definition_topic_paper_march_2016)

The draft Settlement Boundaries are shown on the draft Proposals Map.

#### **10.4 Background information on Draft Proposals Map**

10.4.1 The current Proposals Map was produced to accompany the Borough's previous plan, the Districtwide Local Plan, adopted in 1998. In December 2014, the Core Strategy was adopted which superseded the Districtwide Local Plan. Also since 1998, the national and local policy situation has changed substantially and a significant number of planning permissions have been granted and subsequently completed, changing the Borough in terms of its built form. Therefore to take all these matters into account, a new Proposals Map is needed. The Draft Proposals Map takes account of the updates and shows:

- Draft Town Centre boundaries for Clitheroe, Longridge and Whalley;
- Draft Principal Shopping Frontages in Clitheroe
- The proposed Clitheroe Market Redevelopment Area;
- Existing Open Spaces;
- Draft Settlement Boundaries;
- Housing sites with Planning Permission;
- Existing employment commitments and existing employment areas;

It will also show the updated policy background established within the adopted Core Strategy, including the designation of the strategic site at Standen.

The draft Proposals Map also shows the following designations and constraints:

- Flood risk areas
- Sites of Special Scientific Interest (SSSI's)
- Local Nature Reserves
- Ancient Woodland
- Special Areas of Conservation
- Special Protection Areas
- Biological Heritage Sites
- Local Geodiversity Sites
- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens
- Protected Railway Station Sites
- Mineral Safeguarding Areas
- Area of Outstanding Natural Beauty (AONB)
- Green Belt

10.4.2 For clarification, at this stage, **the potential housing and employment allocations are not shown on the draft Proposals Map**. Instead, such sites are shown separately in this document in section 8 and section 9. Any preferred sites which are subsequently assessed and deemed suitable will be shown on the Proposals Map at later stages in the DPD plan making process.

The draft Proposals Map is available on the Ribble Valley Borough Council website and can be viewed in hard copy on Planning Reception (level D) at the Council Offices and at the libraries within the borough.

## **10.5 Background information on Housing**

### Core Strategy Housing Priorities and Aims

- 10.5.1 As discussed, the Core Strategy 2008-2028 was adopted in December 2014 and sets the statutory planning framework for the Borough. This Housing and Economic Development Plan Document (HED DPD) must be in general conformity with the Core Strategy and so policies should be aligned.
- 10.5.2 The Core Strategy sets out the following aims and priorities in relation to housing:
- To increase the supply of affordable and decent homes in the borough to help meet identified needs.
  - Ensure a suitable proportion of housing meets local needs.

### Overall requirement

- 10.5.3 The Council has a duty to ensure that sufficient land is identified to meet its future development requirement. The amount of new dwellings required to meet objectively assessed needs has already been established in the Core Strategy. Key Statement H1 of the adopted Core Strategy identifies a target of 5,600 new homes for the period 2008-2028. This equates to an annual target of 280. H1 includes a commitment to a formal review of the overall housing requirement within five years from the date of the adoption of the Core Strategy (i.e. by December 2019) to ensure it remains the appropriate strategic figure with which to plan.

It is not part of the HEDDPD process or this consultation to reconsider Objectively Assessed Needs and the overall housing requirement (as stated at para. 4.7).

### Development Strategy

- 10.5.4 The broad locations for new housing are identified in the Development Strategy set out in Key Statement DS1 of the adopted Core Strategy. This directs the majority of new housing to:
- the strategic site at Standen, Clitheroe; and
  - the principal settlements of Clitheroe, Longridge and Whalley.
  - In addition, a modest amount of development is directed to the Tier One settlements identified in DS1<sup>14</sup>.
  - No further housing is directed to the remaining 23 Tier Two settlements<sup>15</sup> or locations outside the 32 defined settlements (as explained in 10.5.25 below)

It is not part of the HEDDPD process or this consultation to reconsider the Development Strategy or the apportionment of dwellings to specific settlement (as stated at para. 4.7).

<sup>14</sup> Barrow, Billington, Chatburn, Gisburn, Langho, Mellor, Mellor Brook, Read and Simonstone, and Wilpshire

<sup>15</sup> The Tier Two 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 and Worston.

### Allocation of Housing Sites

- 10.5.5 Key Statement H1 of the Core Strategy states that sufficient land will be made available to deliver 5,600 homes in the plan period. The dwellings that have been built since April 2008 are counted towards this overall dwelling requirement. In addition, a considerable amount of land is already identified for housing. The Strategic site at Standen is allocated in the adopted Core Strategy and has outline planning permission for a mixed development to include 1040 dwellings. There is a considerable amount of land with the benefit of planning permission for housing which is expected to be delivered in the plan period. Dwellings which already have planning permission are expected to contribute towards achieving the overall dwelling requirement in the Plan period.
- 10.5.6 Monitoring as at 30<sup>th</sup> September 2015 shows that 1214 dwellings have already been built in the plan period to date (1<sup>st</sup> April 2008 to 30<sup>th</sup> September 2015) and 4074 have planning permission. A further 426 dwellings were the subject of applications which the Council had resolved to approve pending the completion of Section 106 Agreements. Whilst these together would exceed the 5600 total to be allocated in the whole plan period, in accordance with the spatial distribution as set out in the DS1 of the adopted Core Strategy, there are some residual requirements in relation to specific locations as set out in the following sections in detail.

The large sites with planning permission (usually >0.4ha), some of which are under construction as at 30<sup>th</sup> September 2015 are shown on the draft Proposals Map as Housing Sites with Planning Permission.

### Housing Residual Requirements in Principal Settlements

- 10.5.7 The requirements set out in Table 4.12 of the Core Strategy are the starting point. In terms of the Principal Settlements, the overall requirements established in the Core Strategy are:

<b>Principal Settlement</b>	<b>Overall requirement</b>	<b>Core Strategy Adjustment</b>	<b>Total adjusted requirement</b>
Clitheroe	2320	Standen Strategic site is part of this overall figure	Clitheroe 1280 Standen 1040
Longridge	1160	200 dwellings re-apportioned to Tier One Settlements	960
Whalley	520	none	520

- 10.5.8 Housing Monitoring at 30<sup>th</sup> September 2015 (published as *Housing Land Availability Schedule October 2015 [HLAS]*)<sup>16</sup> is used to inform the outstanding residual requirements. The HLAS shows that the following number of dwellings have been completed or are committed in the settlements at 30<sup>th</sup> September 2015 from which a residual figure can be calculated:

<sup>16</sup> Available at

[https://www.ribblevalley.gov.uk/downloads/download/7171/housing\\_land\\_availability\\_surveys\\_and\\_reports](https://www.ribblevalley.gov.uk/downloads/download/7171/housing_land_availability_surveys_and_reports)



Principal Settlement	Total adjusted requirement	Dwelling completions 1.4.08-30.9.15	Dwellings with permission 30.9.15	Residual requirement at 30.9.15	Amount in excess of total adjusted req.
Clitheroe	1280	418	940	0	78
Standen Strategic site	1040	0	1040	0	0
Longridge	960	175	355	430	0
Whalley	520	26	559	0	65

(note: applications approved since 30.9.15 not included, so up to date figures may vary)

- 10.5.9 On the basis of the above there is only an outstanding requirement in Longridge. However, since the monitoring date of 30<sup>th</sup> September 2015, there are some significant schemes in Longridge, which have received planning permission or are awaiting the completion of a Section 106 Agreement, which should be taken into account as follows:

<b>Housing Applications approved in Longridge since 30<sup>th</sup> September:</b>		
Location	Reference	Net no. dwellings
Land East of Chipping Lane	3/2014/0764	363
Barnacre Road	3/2015/0347	32
Land off Towneley Road	3/2015/0845	9
Small sites		2
<b>Total</b>		<b>406</b>

- 10.5.10 Taking the above into account, the actual residual requirement for Longridge is 24 (430 minus 406).

It is considered unnecessary to make an allocation for the residual amount in Longridge. Infills, small developments and conversions within the settlement boundary are likely to continue to come forward to meet this in the course of the plan period.

Regular monitoring will assess whether committed sites actually deliver the dwellings already approved.

#### Housing Residual Requirements in Tier One Settlements

- 10.5.11 The residual requirements for the Tier 1 settlements of Barrow, Billington, Chatburn, Gisburn, Langho, Mellor, Mellor Brook, Read and Simonstone, and Wilpshire are set out in Table 4.12 of the adopted Core Strategy. Unlike the Principal Settlements, residual requirements for the Tier 1 settlements were only introduced at a relatively late stage in the Core Strategy plan making process in response to matters raised by the Inspector. Residual requirements were calculated for these settlements and added to the existing commitments in the settlements (using the settlements as defined in the District-wide Local Plan) to give a total no. of dwellings for the plan period. These are included in the table below as the total requirement column. The position at 30<sup>th</sup> September 2015 is shown below:

Tier 1 Settlement	Total requirement	Dwelling completions 1.4.08-30.9.15	Dwellings with permission 30.9.15	Residual amount at 30.9.15 <sup>1</sup>	Amount in excess of total req.
Barrow	710	115	619	0	24
Wilpshire	66	10	13	43	n/a
Read & Simonstone	45	13	13	19	n/a
Billington	76	8	69	0	1
Langho	21	1	23	0	3
Mellor	38	19	1	18	n/a
Chatburn	27	7	2	18	n/a
Mellor Brook	23	2	16	5	n/a
Gisburn	16	2	14	0	0

<sup>1</sup> figures do not take into account any current, undetermined applications

10.5.12 The table shows that there are outstanding residual requirements in the Tier One settlements of Wilpshire (42 units), Read and Simonstone (19 units), Mellor (18 units), Chatburn (18 units) and Mellor Brook (5 units). Since the monitoring date of 30<sup>th</sup> September 2015 further schemes have received permission or are awaiting the completion of Section 106 agreements which would contribute to these residual requirements as follows:

Settlement	location	Application	No. dwellings	Residual amount	note
Wilpshire	Moorfield Ave	3/2015/0592	1	36	
	Showley Court	3/2016/0029	6		
Read & Simonstone	Worthalls Farm	3/2015/0495	Up to 15	3	Awaiting S106
	Harewood Ave	3/20160309	1		
Mellor Brook	Whalley Road	3/2015/0313	4	0	
	Branch Road	3/2016/0392	1		

Thus there now only remains a residual requirement in the settlements of Wilpshire, Mellor, Chatburn and Read and Simonstone. The residual amount for Read and Simonstone is only 3 dwellings. It is likely that windfall sites within the settlement boundary will come forward to make up this small amount in the plan period and therefore it will not be necessary to allocate a site.

10.5.13 The Strategic Housing Land Availability Assessment, updated in 2013<sup>17</sup> to inform the Core Strategy, identified sites with housing potential. Those which are considered to be in accordance with the Core Strategy Development Strategy have been considered as options for allocation and are shown at Section 8. Furthermore, there may be additional sites which should be given due consideration. These may be identified through the call for sites process as part of this consultation, but should only relate to those settlements where there is an outstanding requirement.

10.5.14 In view of the limited residual requirements and their spatial distribution a general call for sites at a Borough wide level is not necessary. Also, given small actual values, not all the sites referred to in Section 8 above, will be needed or

<sup>17</sup> Available at:

[https://www.ribblevalley.gov.uk/info/200364/planning\\_policies/1464/strategic\\_housing\\_land\\_availability\\_assessment](https://www.ribblevalley.gov.uk/info/200364/planning_policies/1464/strategic_housing_land_availability_assessment)

allocated. The Council will consider and assess the potential sites in a consistent manner to enable to most suitable to be allocated.

**ISSUE 1:**

The Council will consider which sites should be allocated to meet any residual requirements and in accordance with the Development Strategy set out in the adopted Core Strategy. Account will be taken of appropriate sites in the SHLAA, noting that not all sites identified as deliverable will be required. A limited call for sites in relevant settlements is also being undertaken as part of this consultation.

All potential sites will be assessed and the most suitable will be identified for allocation through the HED DPD plan making process.

Important notes regarding residual requirements

- 10.5.15 It is important to note that as the plan progresses, further sites may come forward with planning permission for new dwellings through the Development Management process which may impact on the residual requirements. As a result, requirements may change as the plan progresses. The information at Section 10.5.9-10.5.12 above used to inform this discussion document represents the situation at a specific point in time i.e. 31<sup>st</sup> September 2015 with selected updates recognising some more recent applications that impact on the residual figures. We are aware that further subsequent permissions will alter this position (e.g. if current applications and future ones are approved). Updated information will be used to inform the plan as it goes forward and decisions on individual planning applications. This matter will be kept under review but it should be recognised that the residual numbers required to be allocated are likely to reduce and this will be accounted for in the draft plan.
- 10.5.16 As part of the LDF preparation, boundaries of the Borough's defined settlements have been reviewed (see Section 10.3) taking into account issues that have occurred since the boundaries set in 1998. The resultant draft Settlement Boundaries are shown on the Proposals Map as part of this consultation.
- 10.5.17 The residual housing requirements for the settlements referred to at 10.5.9 – 10.5.12 above is based on the settlements as they existed within their 1998 settlement boundaries. Therefore, in terms of accounting for where housing has been permitted within the Borough, some housing permissions that were granted since 1998 on sites that were close to, or even adjacent to the 1998 boundaries and often adjacent to the built form of settlements will not have been included within the relevant settlement's housing figures but instead as housing in the Open Countryside as these sites were outside the settlement boundaries when the permissions were granted. Given the above these permissions will not have been a part of the calculation of the residual housing requirement of each settlement. It is important therefore to emphasise that the residual housing requirement for any one settlement is based on the initial housing requirement for that settlement as defined by its 1998 boundaries versus permissions granted within those 1998 boundaries.
- 10.5.18 As the process of plan preparation moves from this current stage (Regulation 18 within the legislation) to the next stage, the Preferred Option stage (or Regulation

19 stage), the draft Settlement Boundaries referred to at 10.5.16 above which incorporate new permissions granted since 1998 will be used.

- 10.5.19 Going forward this use of the draft Settlement Boundaries could therefore affect a settlement's residual housing figure as, whilst the initial housing requirement for that settlement will not have changed, the amount of housing permitted within it as now defined by its new boundaries may have increased. The effect of these potential changes to settlements' residual housing figures will be kept under review as the plan process progresses.
- 10.5.20 It is also important to remember that the above potential adjustments will all occur within an unchanged overall housing requirement for the Borough as a whole, currently set at 5600 dwellings.

#### The Standen Strategic Development Site

- 10.5.21 A strategic site at Standen is allocated in the Core Strategy for a mixed development to include 1040 dwellings. Outline planning permission was given for the scheme (reference 3/2012/0942) in April 2014. The scheme was then subject to an application for judicial review which was rejected.
- 10.5.22 The Core Strategy considers that the site will be fully delivered in the plan period i.e. by 2028. It is an unprecedented large site in the Ribble Valley context and there has been considerable progress in bringing forward the development of the site to date, notwithstanding the delay incurred by the Judicial Review process.
- 10.5.23 The approved scheme will deliver a new roundabout at the junction of Pendle Road and the A59. The Council is working with the developer and Homes and Communities Agency to deliver this significant site.
- 10.5.24 A developer is taking forward the development of the site. An application to vary conditions in relation to the outline planning permission (ref: 3/2015/0895) was approved by the Council in April 2016. An application for Reserved Matters in relation to a Phase One of the development for 229 dwellings was submitted in April 2016 (ref: 3/2016/0324) and was undetermined when writing this report.

<p>The development of the Standen Strategic site is guided by the outline planning permission and the Development Management process. It is considered no further policy is needed. It is not part of this HED DPD process or this consultation to reconsider the allocation of the strategic site (as stated at para. 4.7).</p>
--

#### Housing outside the Principal settlements and the Tier 1 settlements

- 10.5.25 The Core Strategy does not direct any of the strategic housing requirement to settlements other than the Principal Settlements of Clitheroe, Longridge and Whalley and the Tier One settlements. Therefore it does not envisage any general housing development in the Tier Two settlements or locations outside of any of the settlements. Exceptions might be made where certain criteria are satisfied as set out in policies DS1 and DMG2 of the adopted Core Strategy. However, any such proposals would be dealt with as exceptions rather than making specific allocations in the HED DPD.

## Housing Mix

- 10.5.26 Key Statement H2 of the Core Strategy seeks to deliver a suitable mix of housing in terms of type, tenure and size in accordance with future projected needs
- 10.5.27 The SHMA, 2013)<sup>18</sup> sets out the latest assessment of need giving information on the mix of affordable housing required and the projected dwelling size mix that helps inform this policy. It does not however go further to apply specific requirements to individual geographies.
- 10.5.28 There is a lack of monitoring information about the type and mix of housing that has been delivered since the inception of the plan period, other than the amount of affordable and market housing. Needs can change quickly and any policy approach must be responsive to the need for flexibility in accord with NPPF. At this stage it is considered that an extensive review of evidence would be required to inform specific targets for house types and that this would best be addressed as part of the refresh of the SHMA in due course. The Council is also in a position where it is seeking to allocate only a limited number of sites and dwellings to meet the residual requirements in the Housing and Economic DPD. Without doubt the availability of information to support the implementation of the policy would be beneficial and it has led to challenges when negotiating individual schemes through the DM process, however to date the council has continued to secure appropriate mixes of house type and tenure to satisfy local circumstances.

## Affordable Housing Provision

- 10.5.29 Core Strategy Key Statement H3 seeks to secure an element of affordable housing as part of overall housing delivery in accordance with identified needs. It also seeks provision for older people as a priority.
- 10.5.30 The starting point set out at H3 is that proposed housing developments of 10 or more dwellings in the principal settlements of Clitheroe, Longridge and Whalley and of 5 or more units in all other locations, should provide 30% of the units as affordable housing on the site. This policy does not apply to smaller schemes.
- 10.5.31 As a rough guide, the overall housing provision for the plan period is 5600 dwellings, 30% of which is 1680.
- 10.5.32 Delivery of affordable housing in the plan period to date is shown in the table below. It shows new units delivered as part of the planning system. In addition, affordable housing is delivered through changes in the existing stock (e.g. through purchase and repair grant and landlord/tenant schemes). The total for each year is also shown.

<b>Monitoring year</b>	<b>New affordable units – new build</b>	<b>Total no. affordable units – all sources</b>
2008/9	37	49
2009/10	43	64
2010/11	27	45
2011/12	61	70
2012/13	29	69
2013/14	45	58

<sup>18</sup> Available on the RVBC website at [https://www.ribblevalley.gov.uk/downloads/file/8960/strategic\\_housing\\_market\\_assessment\\_2013](https://www.ribblevalley.gov.uk/downloads/file/8960/strategic_housing_market_assessment_2013)

2014/15	113	125
2015/16 (first half only)	33	Info not available
<b>TOTAL</b>	<b>355</b>	<b>480</b>

(sources: RVBC Housing Land Monitoring October 2015 and Strategic Housing)

- 10.5.33 Of the 1214 new dwellings completed in the plan period to date 355 (29.2%) were affordable. Of the 4074 dwellings with planning permission at 30<sup>th</sup> September 2015, 949 (23.3%) were affordable. In addition, it is likely that affordable housing will continued to be delivered from sources within the existing stock via grant funding.

#### Housing Delivery

- 10.5.34 Monitoring information at 30<sup>th</sup> September 2015 shows that 1214 dwellings have been built in the plan period to date (i.e. since 1<sup>st</sup> April 2008; a 7½ year period). The plan provides for the delivery of 5600 dwellings in the plan period, amounting to an annual average of 280 dwellings per year. The annual completions are shown below:

Monitoring year	Total completions
2008/9	75
2009/10	89
2010/11	69
2011/12	147
2012/13	172
2013/14	183
2014/15	345
2015/16 (first half only)	134
<b>TOTAL</b>	<b>1214</b>

- 10.5.35 Ongoing monitoring throughout the plan period will reveal whether projected delivery will be on target to deliver strategic requirements.

#### Provision for Gypsy & Travellers and Travelling Show People

- 10.5.36 Key Statement H4 of the Core Strategy commits the Council to identifying sites in the HED DPD to meet Gypsy and Traveller accommodation needs as set out in the up to date assessments. The latest Gypsy and Traveller Accommodation Assessment was undertaken in 2013<sup>19</sup> indicated a need for two additional residential pitches in the period 2023 to 2028. No need was identified for sites for Travelling Show people. The Core Strategy states that “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” (Core Strategy, p.59). Policy DMH2 sets out criteria for the determination of applications for Gypsy and Travellers accommodation where a need is established. In addition, the Government has confirmed that the provision of accommodation for Gypsy & Travellers and Travelling Show people in the Green Belt amounts to inappropriate development<sup>20</sup>

<sup>19</sup> Available on the RVBC website at [https://www.ribblevalley.gov.uk/downloads/file/8954/gypsy\\_and\\_traveller\\_accommodation\\_assessment\\_2013](https://www.ribblevalley.gov.uk/downloads/file/8954/gypsy_and_traveller_accommodation_assessment_2013)

<sup>20</sup> Planning policy for traveller sites, Department for Communities and Local Government, August 2015: Policy E

- 10.5.37 It is anticipated that the evidence base in respect of need for Gypsy and Travellers and Travelling Show People accommodation will be updated during the life of the Core Strategy. If any further need is evidenced in the plan period, any applications will be considered against the criteria in DMH2.

## **10.6 Background information on Economy and Employment Land**

### Core Strategy Economy Priorities and Aims

- 10.6.1 The Core Strategy 2008-2028 was adopted in December 2014 and sets the statutory planning framework for the Borough. The Housing and Economic Development Plan Document (HED DPD) must be in general conformity with the Core Strategy and so policies should be aligned.
- 10.6.2 The Core Strategy sets out the following aims and priorities in relation to employment:
- CS para. 3.14: Improve the competitiveness and productivity of local businesses by safeguarding and promoting local employment opportunities;
  - CS para. 3.16: Support existing retail business whilst improving the retail offer by ensuring the vitality and viability of the retail areas are considered; and
  - CS para. 3.17: Co-ordinate, innovate and diversify sustainable tourism, building on our strengths and developing new initiatives.
- 10.6.3 For clarification, the term employment land is taken to mean uses with classes B1-B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended<sup>21</sup>).

### Locations for new employment development

- 10.6.4 Key Statement EC1 of The Core Strategy directs employment development towards the following locations, comprising two broad locations of:
- The main settlements of Clitheroe, Longridge and Whalley; and
  - Locations well related to the A59 corridor.
- 10.6.5 And the two specific locations of:
- Land at Barrow Enterprise site; and
  - The Lancashire Enterprise Zone at Samlesbury.

It is not part of the HED DPD process or this consultation to reconsider the Core Strategy in relation to either the general location of new employment development or the two specific locations mentioned above (as stated at para. 4.7).

### Employment Land requirement

- 10.6.6 In line with the evidence base, the Core Strategy seeks to make provision for an additional 8ha of land for employment purposes for the plan period (2008 to

<sup>21</sup> The most recent amendment is the Town and Country Planning (Use Classes)(Amendment)(England) Order 2015

2028) “in appropriate and sustainable locations during the lifetime of the plan” (Key Statement EC1). This is over and above the sites which had permission at the time the evidence base was updated in 2013.

It is not part of the HED DPD process or this consultation to reconsider the total amount of land needed for employment purposes in the plan period (as stated at para. 4.7).

10.6.7 Since the Core Strategy was adopted in December 2014, planning applications have been granted for employment uses which will contribute to the 8 ha requirement as follows:

Application	Location	Amount of employment land (ha)	Type of use	Notes
3/2012/0942	Land at Higher Standen Farm and part Littlemoor Farm, Clitheroe	2.25	B1	Employment land provided as part of wider scheme on strategic site
3/2015/0159	Former Golf Driving Range Upbrooks Lincoln Way Clitheroe	2.24	B1, B2	Proposed erection of 21 industrial units (B1 and B2 use)
3/2014/1044	Carr Hall Garden Centre Whalley Road Wilpshire	1.1	B1	
<b>TOTAL</b>		<b>5.59</b>		

10.6.8 **The residual amount of land to be allocated to meet the strategic requirement in the remainder of the plan period is 2.41ha.** There have been no significant losses of employment land since the base date of the Employment Land Review<sup>22</sup> which need to be compensated for in the land calculations.

The Council will consider which sites should be allocated to meet any residual requirements and in accordance with the Development Strategy set out in the adopted Core Strategy.

Consideration needs to be given to the allocation of sites to meet the outstanding requirement and any specific locations.

Current options:

Land at Mellor – Sykes Holt	1.7ha
Land at Grimbaldeston Farm – Longridge	1.8ha
Land at Higher College Farm – Longridge	2.2ha
Land at Time Technology Park – Simonstone	1.0ha

Plans of these options are included section 9 of this report.

Any additional options can be submitted to the Council for consideration through the call for sites process as part of this consultation.

All potential sites will be assessed and the most suitable will be identified for allocation through the HED DPD plan making process.

<sup>22</sup> Available on the RVBC website at [https://www.ribblevalley.gov.uk/downloads/file/8956/employment\\_land\\_study\\_refresh\\_2013](https://www.ribblevalley.gov.uk/downloads/file/8956/employment_land_study_refresh_2013)



Protecting committed employment land

10.6.9 In considering future employment land requirements, the evidence base took account of key sites which were already committed (i.e. had planning permission) for employment land use but which were undeveloped at the base date of the Employment Land Study (31<sup>st</sup> March 2012). These sites were considered to contribute significantly to the future supply of employment land in the Borough. Together they comprised 20ha of future employment land. However, taking account of one site which was unlikely to come forward, and which is subsequently being developed for housing, the total amount taken into account was 15.68ha. It is therefore important that they are safeguarded for employment uses in the plan period so that their contribution to the overall land requirement and an enhanced economy might be fully achieved. Conversely the loss of these sites might be considered to have a detrimental impact on the Borough's economy. Any such loss may therefore need to be compensated for in the plan period.

10.6.10 The sites to be protected are:

<b>Site</b>	<b>Area</b>	<b>Update at Sept 2015.</b>
Land at Salthill Industrial Estate, Lincoln Way, Clitheroe <sup>2</sup>	0.46ha	Part of site complete
B Dugdale and Son, Bellman Mill, Salthill, Clitheroe	0.38ha	-
Land North of Barrow Brook Business Village, Barrow	3.33ha	-
Land off Hey Road, Barrow Brook Business Village, Barrow	2.43ha	-
Hindle and Schofield Site, Barrow Brook Business Park, Barrow	1.19ha	Planning permission has lapsed
Papillon Site, Barrow Brook Business Park, Barrow	1.00ha	-
Land at BAe Systems, Samlesbury Aerodrome, Myerscough Road, Balderstone	2.69	Development complete at 31/12/15
Building 611, Samlesbury Aerodrome, Myerscough Road, Balderstone	2.38	Development complete at 31/12/15
Casting Foundry site, Fort Vale, Calder Vale Park, Simonstone	0.87ha	Outstanding permission (and new current application (at 26/1/16)
Rear of Building S, Fort Vale Engineering, Calder Vale Park, Simonstone	0.5ha	Development complete at 31/12/15
Land Adj. Simonstone Lane, Time Technology Park, Simonstone	0.45ha	-
<b>TOTAL</b>	<b>15.68</b>	

10.6.11 Most of the sites had planning permission for employment uses at the base date of the Employment Land Review and in some cases the development of the site

has taken place. Most also fall within wider Existing Employment Areas (see 10.6.12 below).

The sites referred to at 10.6.10 above are shown on the draft Proposals Map as Committed Employment Sites.

Sites in existing operational use to be safeguarded for employment purposes (Existing Employment Areas)

- 10.6.12 In addition to new sites which are to be allocated for the employment purposes and sites which are already committed for employment uses and which will be safeguarded, the Employment Land Review identified a number of existing employment areas i.e. currently in operational employment uses, which make a significant contribution to the Borough's economy and provide significant employment opportunities. Key Statement EC1 of the Core Strategy effectively seeks to control the loss of existing employment sites. Often these are provided in clusters of uses such as business parks and industrial estates. Their scale, graded in the context of Ribble Valley according to function, varies from flagship sites through key employment sites to those that are key in the local and rural contexts. A key strand of protecting and improving business vitality and competitiveness is to protect these areas from decline. A key planning policy tool is both to protect these areas for the consolidation and enhancement by encouraging further employment uses (B1-B8 uses) and preventing the introduction or redevelopment for inappropriate uses which would undermine the economic/employment vitality of the areas.
- 10.6.13 The ELR identified a number of sites which align with the definition of "Key Employment Sites" as per the NPPF. These are significant clusters of employment uses and/or with large single users that are key in the Borough context. Two large sites at the Barrow Enterprise site and BAe Systems at Samlesbury are flagship sites, the latter in particular being of wider significance to the sub region. Four of the sites at BAe Systems, Samlesbury, Barrow Enterprise site, Salthill Industrial Estate and Simonstone Business Park contain a combination of existing uses/operations and existing commitments. In addition the Core Strategy recognises that the BAe site is of regional significance. The Key Employment Sites are:
1. BAE Systems - Samlesbury Enterprise Zone
  2. Barrow Enterprise site, Barrow
  3. Salthill Industrial Estate, Clitheroe
  4. Link 59 Business Park, Clitheroe
  5. Shay Lane Industrial Estate, Longridge
  6. Simonstone Business Park\*, Simonstone.
  7. Sidings Business Park, Whalley
- 10.6.14 (\*Simonstone Business Park includes: Seaways Services Site; Simonstone Business Park (DWP site), and Calder Vale Park (Fort Vale site).
- 10.6.15 In addition, there is a number of existing employment areas which are key in the local or rural context, which are also worthy of protection as follows:

10.6.16 Clitheroe, Longridge and Whalley

1. Albion Court / Waterloo Mill, Clitheroe
2. Holmes Mill (Thornbers), Clitheroe BB7 1EB
3. Stanley House, Lowergate, Clitheroe BB7 1AD
4. Fern Court, Moor Lane, Clitheroe, BB7 1BE
5. Primrose Mill & Studios, Clitheroe BB7 1BT
6. Bawdlands Garage site, Clitheroe, BB7 2LA
7. Chapel Hill Industrial Estate, Longridge PR3 2YB
8. Business Centre, Stanley Street, Longridge PR3 3NJ
9. Abbey Works, Whalley BB7 9SP

10.6.17 Other settlements/areas

10. Myerscough Smithy Road, Balderstone
11. Whalley Business Park, Barrow BB7 9WP
12. Backridge Farm Bashall Eaves, BB7 3LG
13. Pendle Trading Estate, Chatburn BB7 4JY
14. Fairfield Farm Business Park, Clayton-Le-Dale BB2 7JA
15. Brookside Barn, Brookside, Downham, BB7 4BP
16. Root Hill Estate Yard, Dunsop Bridge, BB7 3AY
17. Gisburn Auction Mart Site, Gisburn BB7 4ES
18. Gisburn Business Park, Gisburn, BB7 4JP
19. Mill Lane Industrial Estate, Gisburn BB7 4LN
20. Grindleton Business Centre, Grindleton BB7 4DH
21. Halls Arms Business Centre, Knowle Green, PR3 2XR
22. Ramsgreave Works & Bakery site, Ramsgreave BB1 8QW
23. Friendship Mill, Read BB12 7PN
24. Bee Mill, Ribchester, PR3 3XL
25. Asturian House, Asturian Gate, Ribchester, PR3 3XQ
26. Manor Court at Salesbury Hall, PR3 3XR
27. Poor'sland Barns, Slaidburn, BB7 3AE
28. Former Genus site, Mitton Road, Whalley
29. Monks Haulage site, Mellor BB2 7LB

10.6.18 The areas identified in 10.6.16 & 10.6.17 above are shown on the draft Proposals Map as Existing Employment Areas.

The sites in current employment use(s) to be protected are shown on the draft Proposals Map as Existing Employment Areas.

Samlesbury Enterprise Zone

10.6.19 The Lancashire Enterprise Zone was established in 2011 in recognition of the contribution of the advanced engineering and manufacturing sector to the regional and national economy. It includes land within the British Aerospace site at Samlesbury, which itself straddles the boundary of Ribblesdale and South Ribblesdale boroughs. A Local Development Order was adopted in February 2014, referred to formally as the Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury) Local Development Order No 2 (2014). It covers all the land within the Enterprise Zone at Samlesbury (72.5 hectares).

- 10.6.20 The LDO permits specified development across the Enterprise Zone subject to conditions. It seeks to strengthen and enhance growth and investment in this important sector by authorising specified advanced engineering and manufacturing uses; ancillary, complementary and supporting uses; and associated infrastructure and development subject to conditions. Further development beyond that specified would require the submission of a planning application to the Council.
- 10.6.21 Preparation of the LDO took account of an adopted Masterplan for the site which sets out long term strategic objectives for the growth of the site and the delivery of related infrastructure. The LDO will facilitate the delivery of the Masterplan and guide its implementation.
- 10.6.22 The LDO is effective for a period of 10 years following its adoption (i.e. from February 2014). Its review and potential renewal, revision etc. will be considered within the period it is effective. Upon its adoption, the LDO replaced a previous (No1 LDO) which had been adopted in 2012. It is considered that the LDO provides sufficient policy cover for the site for most of the plan period.
- 10.6.23 Outside the site, the Central Lancashire Highways and Transport Masterplan (March 2013) includes provisions to bring forward strategic highway and transport infrastructure within the wider areas to support the growth of the site.
- 10.6.24 The full extent of the BAe operation within Ribble Valley is not included in the Enterprise Zone/LDO. The operational area outside the Enterprise Zone will be identified as an existing commitment site. Together the two designations will identify the full extent of existing operations and future development potential within the borough.

Extent of the Samlesbury Enterprise Zone and existing committed employment site is shown on the draft Proposals Map.

## 11. WHAT HAPPENS NEXT?

- 11.1 All representations received will be considered alongside any new site options and put through the Sustainability Appraisal testing process. A document containing a summary of representations will be produced and a final proposal, which includes the preferred site options, will be produced for consultation later this year. Further information on the statutory process that must be followed can be obtained by contacting the Forward Planning team on 01200 425111.

Regeneration and Housing  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

01200 425111

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

This document is available in **large print** and other formats on request. Please contact the Regeneration and Housing service on the above number if this is required.

