

**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**

**APPROACH TO PLAN PREPARATION**

**Additional explanatory information which has informed the draft Publication version  
of the**

**Housing and Economic Development DPD**

**APRIL 2017**



## INTRODUCTION

In August 2016, the Regulation 18 (Issues and Options) stage of the Housing and Economic Development DPD was published for consultation. The consultation ran for a six-week period and took place between 26<sup>th</sup> August and 7<sup>th</sup> October 2016. A summary of representations document<sup>1</sup>, presented to Members of Planning and development Committee in December 2016 provided an overview of the main issues raised as part of this consultation.

Since then, work has been taking place to produce the Regulation 19 Publication Version of the Housing and Economic Development - Development Plan Document (HED DPD), which sets out the housing and employment allocations being presented as the 'preferred options' and subsequently intended for inclusion in the submission version of the HED DPD (which follows the Reg 19 stage). The Publication version of the plan is being presented to the Planning and Development Committee alongside this approach to plan preparation document, which provides supporting information on why certain decisions have been taken within The Plan.

In short, this document is intended to provide explanatory information on how Ribble Valley Borough Council has moved from Regulation 18 Issues and Options stage, to Regulation 19 Publication of the HED DPD.

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<sup>1</sup> [https://www.ribblevalley.gov.uk/download/meetings/id/5806/agenda\\_item\\_8 -  
\\_local\\_development\\_framework\\_-\\_housing\\_and\\_economic\\_development\\_dpd](https://www.ribblevalley.gov.uk/download/meetings/id/5806/agenda_item_8_-_local_development_framework_-_housing_and_economic_development_dpd)

## OUTCOMES OF THE REGULATION 18 ISSUES & OPTIONS CONSULTATION

As discussed, a total of 13 potential allocation options were presented at Issues and Options stage; 9 of these were potential housing allocation options and 4 were potential employment land options. Consultation feedback was also sought on:

- The proposed Clitheroe Market Redevelopment Area,
- The draft Town Centre Boundaries for Clitheroe, Longridge and Whalley,
- The draft Principal Shopping Frontages in Clitheroe
- Existing Open Space designations
- Draft Settlement Boundaries; and
- The 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.

Following the Issues and Options consultation in Autumn 2016, a Summary of Representations document<sup>2</sup> was produced which provided an overview of the main issues raised during the consultation. The Council received formal representations from 114 respondents. In addition 33 potential alternative sites were submitted in response to the 'call for sites' exercise which was undertaken to provide the opportunity for potential alternative sites to be submitted. The scope of this related to housing and employment (in those areas<sup>3</sup> where a residual requirement remained) and retail development sites in Longridge and Whalley.

Of the 33 submitted alternatives, 23 were for residential use, 4 for employment use, 4 for mixed employment/residential use, 1 for health/social care/related housing and 1 for housing/ redevelopment of golf club house. The majority of these did not relate to the areas where allocations are needed. Only one alternative site was submitted through the call for sites process in Wilpshire, however in Chatburn, 2 alternative sites were submitted (both through Planning Agents on behalf of the landowner). Whilst one of these sites in Chatburn already has planning permission, the agent has submitted it through this process as they wish to see the site enlarged. An alternative site was also submitted in Mellor.

Whilst the current Regulations only require that 'reasonable' alternative sites require testing (i.e. those located in/or around the 3 settlements where a residual requirement remains), all of the sites received have been sent to Arcadis for Sustainability Appraisal (SA) testing for the purposes of completeness. Appendix 3 of this report sets out all of the 33 alternative sites that were submitted during the 'call for sites' exercise.

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<sup>2</sup> [https://www.ribblevalley.gov.uk/download/meetings/id/5806/agenda\\_item\\_8\\_-\\_local\\_development\\_framework\\_-\\_housing\\_and\\_economic\\_development\\_dpd](https://www.ribblevalley.gov.uk/download/meetings/id/5806/agenda_item_8_-_local_development_framework_-_housing_and_economic_development_dpd)

<sup>3</sup> The settlements of Chatburn, Mellor and Wilpshire .

## HOUSING ALLOCATIONS

At the previous Issues and Options stage, 9 potential housing allocations were presented for consultation, three in each of the settlements where a residual housing requirement remained. These were Chatburn, Mellor and Wilpshire. These options were used as a basis for stimulating debate and focusing discussions with consultees regarding what preferred options for land allocation should be. The nine potential housing allocation options presented were as follows:

WILPSHIRE1- Vacant land to the east of Vicarage Lane  
WILPSHIRE2- Land off the Hawthorns, Wilpshire  
WILPSHIRE3- Land at Wilpshire (Safeguarded land within the DWLP)  
MELLOR1- Field Adj. to Methodist Church, Mellor Lane, Mellor  
MELLOR2- Field adj. to 24 Mellor Lane, Mellor  
MELLOR3- Field adj. to 22a Mellor Lane, Mellor  
CHATBURN1- Land off Downham Road, Chatburn  
CHATBURN2- Land to the rear of 13 Ribble Lane, Chatburn  
CHATBURN3- Garage units off Ribblesdale View and Sawley Road, Chatburn

Maps of all nine sites can be found in appendix 1 and 2 of this report.

Based upon the consultation responses received (including alternatives submitted to the Council during the call for sites process) and the Sustainability Appraisal testing work that has been undertaken to date, the following two sites are being presented as the housing allocations in the Publication version of The Plan:

- **Land at Mellor Lane, Mellor (Policy HAL1); and**
- **Land at Wilpshire (Policy HAL2)**

The policy numbers reflect those presented in the draft Publication version of the plan. The following section provides a range of background information on these two sites.



### SITE ATTRIBUTES

This site was presented as potential allocation option 'MELLOR1' in the Regulation 18 consultation document. Site specific work showed the following in terms of site attributes:

- The site measures 0.29ha.
- Whilst work on the Strategic Housing Land Availability Assessment (SHLAA) in 2013 showed that the site capacity was 10 units, this was based upon an average density of 35 dwellings per hectare. At this stage a specific scheme for the site has not been determined and it is therefore possible that this site alone could meet the residual requirement of 18 units. If this density was considered too intensive at planning application stage, it is considered that the remaining requirement for the settlement could be met through windfall sites.
- The site is not within the settlement boundary but is well related to it, being adjacent to it on three sides (East, South and West).
- The land is designated as Open Countryside (policy EN2) within the adopted Core Strategy.
- Whilst the site is not previously developed, it would not lead to the loss of any identified Open Space<sup>4</sup> or employment land.
- The site is not covered by Green Belt land.
- It is considered that suitable infrastructure for the site can be adapted.
- The site is not within a landfill consultation zone.
- The site is not constrained by topography and in terms of visual prominence; the site is only sloping slightly with a gentle gradient.
- The site is not at risk of river flooding
- The site is not within a conservation area and would not have an impact on a Listed Building or its setting.
- The site is not within an archaeological hazard area.
- The site does not contain any Tree Preservation Orders and is not within a nature conservation area
- In terms of neighbouring uses, there is a Methodist church and graveyard adjacent to the site and a pub opposite the site. There is also residential development adjacent to the site and is boarded by hedgerow.
- The site is not within a consultation zone for high pressure pipelines.
- The site is not within a Mineral Safeguarding Area.
- The site is not affected by mining or unstable ground.
- There is a footpath running through the site.
- There are no obvious highway issues and Lancashire County Council Highways raised no concerns in relation to the site at the Regulation 18 stage.
- There is not thought to be any legal ownership issues affecting the site.
- The site is considered to be viable and available.
- It is not considered that development of the site would lead to loss of amenity or have an adverse effect on the landscape.

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<sup>4</sup> As defined by the adopted Core Strategy.

- There are no known significant contamination issues/ hazardous risks or pollution on the site.

## **SUSTAINABILITY APPRAISAL & HRA**

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.

The SA work is being undertaken by the same Consultants (Arcadis Consulting UK (Ltd), formally Hyder Consulting Ltd) who undertook the Core Strategy SA/SEA<sup>5</sup>. The SA Scoping report<sup>6</sup> was available for consultation for a six week period in parallel with the Issues and Options document. The final SA document is available for comment alongside the Regulation 19 Publication version of the HED DPD.

### **SA testing of HLA1**

As part of the SA process, the allocations have been 'tested' against the Sustainability Appraisal Objectives. The expected impacts of the allocation option on the 18 SA Objectives (from a social, economic and environmental spectrum) set out in the table below show that development of the allocation site would not have negative impacts overall.

<b>** SA Objectives**</b>	
Crime	Neutral impact
Education	Double positive impact
Health	Double positive impact
Housing	Positive impact
Access	Double positive impact
Economy	Neutral impact
Skills & training	Double positive impact
Economic inclusion	Double positive impact
Biodiversity	Neutral impact
Landscape and Townscape	Neutral impact
Cultural Heritage	Neutral impact
Water	Neutral impact
Soils	Neutral impact
Climate Change	Neutral impact
Air quality	Neutral impact
Energy	Neutral impact
Natural Resources	Negative impact
Transport	Double positive impact

The SA Non-Technical Summary produced by Arcadis Consulting states that:

<sup>5</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>6</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)

*“The Mellor1 Option would contribute towards meeting the Borough’s housing needs and has potential to result in positive economic effects. This is because the site is close to a key employment area, which when coupled with the strong existing sustainable transport links available in the area could increase accessibility to jobs. Educational facilities (including further educational facilities) are in close proximity having positive effects on educational attainment*

*The site also has good access to community services and a GP surgery and access to open space could improve health levels in the area through an increase in physical activity.*

*However, the site could result in negative effects on both local landscape character and local heritage assets through the development of greenfield land and being close to a Scheduled Monument. Given the sale of the site the effects are likely to be small and it should be possible to mitigate this through incorporating green infrastructure and sensitive design methods to integrate the new development with its surroundings and to avoid adverse effects on the setting of the Scheduled monument.*

*As with all development, the proposal would also lead to a likely increase in demand for natural resources and increase the amount of waste sent to landfill. The Council should seek to promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible to encourage recycling in the areas earmarked for development”.*

## **CONSULTATION RESPONSE**

Minimal consultation responses were received at Regulation 18 relating to this particular site at Mellor Lane. The only respondent to make comments specifically in relation to this site at Issues and Options stage was The Lancashire Wildlife trust, who made comments in relation to the habitats/ ecology relating to the site. This issue is considered as part of the Habitats Regulations Assessment (HRA).

### SITE ATTRIBUTES

This site was presented as potential allocation option 'WILPSHIRE3' in the Regulation 18 consultation document. Site specific work showed the following in terms of site attributes:

- The site measures 5.67ha.
- The site is adjacent to the settlement boundary of Wilpshire and is designated as Open Countryside (Policy EN2) in the adopted Core Strategy. The site was previously designated as 'safeguarded land' in the Ribble Valley Districtwide Local Plan (DWLP) which was superseded by the Core Strategy.
- The site, or even just part of the site, could accommodate the residual requirement of 33 units<sup>7</sup> for the Tier 1 settlement of Wilpshire.
- The site has a potential dwelling capacity of 199 units (based upon an average density of 35 dwellings per hectare).
- The greenfield site is not previously developed but is not covered by Green Belt.
- The development of the site would not lead to a loss of identified open space or employment land.
- Car parking can be provided at the minimum level and whilst there is no existing infrastructure within the site, this could be adapted.
- Part of the northern portion of the site is within a landfill consultation zone due to its proximity to a historic landfill site. Consultation with the Environment Agency and survey work will ascertain the extent of any contamination on the affected part of the site and its impact on development including the degree to which it is a constraint and any necessary remediation works. As part of consultation on this site (as part of the SHLAA<sup>8</sup> and HED DPD) the Environment Agency have found no insurmountable constraints.
- In terms of topography, the slope of the site is steep and will need to be considered as part of a development proposal for the site.
- There is no risk of river flooding with the site.
- The site is not within a conservation area, would not affect a listed building (or its setting) and would not impact upon a Scheduled Ancient Monument). The site is not within an archaeological hazard area.
- The site does not contain any Tree Preservation Orders.
- The site is not within a nature conservation area.
- The site has no bad neighbour uses and is mainly surrounded by residential development.
- The southern part of the site falls within the consultation zone for high pressure pipelines. The further detailed advice of National Grid was sought in relation to the extent which the notifiable zone for the pipeline impacts on development. National Grid stated that no buildings can be located within the Building Proximity Distance (BPD) of the high pressure pipeline and advise contacting the Health and Safety

<sup>7</sup> As at October 2016 HLA monitoring.

<sup>8</sup> Strategic Housing Land Availability Assessment (SHLAA)

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

Executive (HSE) to establish what the consultation zones are and the restriction on what can be built in proximity to the pipeline. The Council has previously contacted the HSE (as part of the work on the SHLAA) and no development issues were raised and they do not advise against development of the site. This consultation process was undertaken again in 2017 to ensure the situation remained unchanged. HSE confirmed that they do not advise against the development of the site.

- The site falls within a Mineral Safeguarding Area.
- There is a footpath running through the eastern part of the site which may need relocating. This will be dependent upon the specific site layout for development of the site.
- Access is anticipated being off Whalley New Road, not Hollowhead Lane. Lancashire County Council Highways raised no concerns in relation to the site at Regulation 18 (Issues and Options) stage.
- The site has the potential to be visually prominent and would see infill development between Ribble Valley and Blackburn with Darwen. Work to minimise the prominence of the site will need to be considered. Consultation with Blackburn with Darwen Borough Council on any subsequent application will be necessary.
- There are not thought to be any legal ownership issues associated with the site.
- It is not considered that the site will lead to the loss of amenity or have an adverse effect on the landscape.
- There are not thought to be any significant contamination issues, hazardous risks or pollution on the site.

## **SUSTAINABILITY APPRAISAL & HRA**

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.

The SA work is being undertaken by the same Consultants (Arcadis Consulting UK (Ltd), formally Hyder Consulting Ltd) who undertook the Core Strategy SA/SEA<sup>9</sup>. The SA Scoping report<sup>10</sup> was available for consultation for a six week period in parallel with the Issues and Options document. The final SA document is available for comment alongside the Regulation 19 Publication version of the HED DPD.

## **SA testing of HLA2**

As part of the SA process, the allocations have been 'tested' against the Sustainability Appraisal Objectives. The expected impacts of the allocation option on the 18 SA Objectives

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<sup>9</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>10</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)

(from a social, economic and environmental spectrum) set out in the table below show that development of the allocation site would not have negative impacts overall.

<b>** SA Objectives**</b>	
Crime	Neutral impact
Education	Positive impact
Health	Double positive impact
Housing	Double positive impact
Access	Double positive impact
Economy	Neutral impact
Skills & training	Positive impact
Economic inclusion	Positive impact
Biodiversity	Neutral impact
Landscape and Townscape	Neutral impact
Cultural Heritage	Neutral impact
Water	Neutral impact
Soils	Neutral impact
Climate Change	Neutral impact
Air quality	Neutral impact
Energy	Neutral impact
Natural Resources	Negative impact
Transport	Double positive impact

The SA Non-Technical Summary produced by Arcadis Consulting states that:

*“Overall, the Wilpshire3 Option would make a significant contribution towards meeting the Borough’s housing needs and has potential to result in positive economic effects. This is because the site is easily accessible to a number of employment areas, which when coupled with the strong existing sustainable transport links available in the area could increase accessibility to jobs. Educational facilities (including further educational facilities) are in close proximity having positive effects on educational attainment.*

*The site also has good access to community services, a GP surgery and access to open space. The latter could improve health levels in the area through an increase in physical activity.*

*However, the site could result in negative effects on both local landscape character through the development of greenfield land. Given the sale of the site the effects could be significant locally, however, it should be possible to mitigate these negative effects through incorporating green infrastructure and sensitive design methods to integrate the new development with its surroundings. The loss of greenfield land in the development of this site has potential to affect biodiversity. It is adjacent to a non-priority habitat and could also reduce habitat connectivity. However, it should be possible to provide appropriate mitigation in the form of retention of creation of new green infrastructure.*

*The site is adjacent to a waterbody which could lead to pollutants entering the watercourse resulting in negative effects. Site drainage should be designed to account for the flow of domestic pollutants away from the water body and to an appropriate water treatment method.*

*The activity generated by the site could increase traffic congestion on local roads by increasing the number of private cars on the roads could lead to an increase in emissions to air having a negative effect on local air quality. However, the site is well served by sustainable transport links which could help to reduce this impact”.*



## **CONSULTATION RESPONSE**

There were a number of consultation responses received at Regulation 18 specifically relating to this land at Wilpshire. A summary of these responses are set out below.

During the Regulation 18 issues and options consultation, Blackburn with Darwen Borough Council raised cross boundary issues in terms of the site abutting their borough. As the Council is aware however the site has always been safeguarded for future development in the Districtwide Local Plan (DWLP). Whilst the land was not brought forward during the lifetime of the DWLP, the site is still considered as a potential development site as part of the Local Plan 2008-2028. As with any site which has potential cross boundary issues, the Council will continue to consult and work closely with Blackburn with Darwen Borough Council.

Wilpshire Parish Council stated at Regulation 18 that they would like to see this area stop at the triangle part of the area at the top of the site backing onto to Hollowhead Avenue and would like this area to be included in the green belt designation. The parish council would also like the area at the other end [near to the brook] to stop before the brook and planted with trees and kept as an open space to create a separation green space between Wilpshire and Blackburn.

The Lancashire Wildlife Trust also made representations at Reg 18 relating to this site. They state that the Phase 1 Habitat Survey of the District shows the site as being adjacent to an area of semi-natural broadleaved woodland, which was target noted, the site itself comprising improved grassland, marsh/ marshy grassland and scattered scrub. They stated that an ecological survey is required, which should include a Phase 1 habitat survey and, if the site still supports marsh/marshy grassland and/or semi-improved neutral grassland, a NVC survey to determine whether or not the site supports any habitats of principle importance in England and subject to Section 41 of the NERC Act 2006. The Lancashire Wildlife Trust stated in their representation that any planning consent must take measures to avoid damage and disturbance to the watercourse and associated clough woodland.

Views were also submitted at Reg 18 by residents/ individuals which included the following (as summarised):

- The site has always been 'safeguarded' for future development through the Districtwide Local Plan (DWLP) and it is considered that now is the time to include and build on the previously 'safeguarded' land to absorb the housing build requirements for the settlement now, and into the future.
- The site has existing, safe access in place adequate for both construction vehicles during the build and for residents post-build.
- The site is large enough to accommodate the residential requirement for the settlement and would minimise disruption to the area.
- There are existing services and businesses close by and the site would potentially contribute to the local economy.
- It would preserve the Green Belt and could retain an element of separation between Wilpshire and Blackburn, and Wilpshire and Langho.
- It has the potential to accommodate a moderate level of housing which, due to the size of the site, would not need to be overly dense and therefore less 'cramped'.

- It was stated during the consultation that the site is in single ownership with developer interest with a potential delivery partner.
- The site has the potential to widen the housing offer in the Ribble Valley which is considered to be currently over concentrated in Clitheroe and Whalley and has the potential to bring forward a mix of types, size and tenures to meet current and future needs.
- The site has the potential to bring forward improved facilities such as play space and open space.
- It was stated during the consultation that the site has no known constraints and a developable scheme could be produced taking account of pylons, water mains, gas easements and wayleaves.

In relation to heritage issues, no site specific comments were received from Historic England.

In relation to Highways issues, the response to Reg 18 stated that “whilst Highways England is not of the immediate view that infrastructure improvements to the Strategic Road Network SRN or the access junctions referred to above are required to accommodate the sites set out within the plan, we would be happy to assist Ribble Valley Borough Council in preparing any evidence that it believes may be required with regards to assessing the potential traffic impacts on the Strategic Road Network.

No specific comments were made at Regulation 18 stage by United Utilities but they stated that they were reviewing the consultation document and potential site allocations in the context of their existing infrastructure. As part of the plan preparation process and work on the Infrastructure Delivery Plan, close collaborative working is taking place.

In terms of education provision, at Regulation 18 stage the Lancashire County Council School Planning Team stated that they did not anticipate significant impact on school places as a result of the potential allocations. They stated that they will continue to consider the impact through the assessment of planning applications.

## EMPLOYMENT ALLOCATIONS

At the previous Issues and Options stage, 4 potential housing allocations were put out for consultation. These options were used as a basis for stimulating debate and focusing discussions with consultees regarding what preferred options for land allocations should be. The employment allocation options presented were as follows:

EMPLOYMENT ALLOCATION OPTION 1 – Land at Sykes Holt, Mellor

EMPLOYMENT ALLOCATION OPTION 2- Land at Grimbaldeston Farm, Longridge

EMPLOYMENT ALLOCATION OPTION 3 – Land at Higher College Farm, Longridge

EMPLOYMENT ALLOCATION OPTION 4- Land at TIME Technology Park, Simonstone

Maps of all four sites can be found in appendix 1 and 2 of this report.

Based upon the consultation responses received (including alternatives submitted to RVBC during the call for sites process) and the SA testing work that has been undertaken to date, the following three sites are being presented as the housing allocations in the Publication version of the Plan:

- **Land at Sykes Holt, Mellor (Policy EAL1); and**
- **Land at TIME Technology Park, Simonstone (Policy EAL2); and**
- **Land at Higher College Farm, Longridge (Policy EAL3)**

The policy numbers reflect those presented in the draft Publication version of the plan. The following section provides a range of background information on these three sites.

## **Policy EAL1: Land at Sykes Holt, Mellor**

For information purposes, this site was presented as Employment Allocation Option 1- Land at Sykes Holt, Mellor, at Reg 18 Issues and Options stage.

### **SITE ATTRIBUTES**

- The site measures 1.7ha.
- The site is designated as Open Countryside (Policy EN2) of the adopted Core Strategy, but is surrounded by a Biological Heritage Site and a designated Ancient Woodland (Mammon Wood) on the North, West and East of the site (Policy DME1 and Policy DME3) of the adopted Core Strategy. It is also closely related to the Salmesbury Enterprise Zone (Policy DS1).
- Development of the site would not lead to the loss of identified open space.
- It is considered that car parking can be provided on the site.
- There have been recent applications (3/2016/0962 and 3/2016/0963) on the site, which have been approved. The proposals are for a new HQ and brewery for Daniel Thwaites. Initial site clearance and preparation works are underway.
- The previous land use for the site was agricultural.
- Development of the site would not lead to the loss of employment land, instead this would create additional employment land and potential jobs.
- The site is adjacent to the A59, with access leading off this road.
- It is considered that relevant existing infrastructure can be adapted and additional infrastructure provided to facilitate development on the site.
- The site is within a Landfill Gas Consultation Zone and is adjacent to a former landfill site.
- It is not considered the topography of the site would be a constraint to development.
- The site is not considered to be at risk of river flooding. A Flood Risk Assessment has been undertaken as part of planning application 3/2016/0962 as the site to be developed exceeds 1ha.
- The existing farmhouse on the site is grade II Listed. The impact of the development on its setting (potentially including the stables) will need careful consideration as part of the Development Management process; however it is not considered that this will preclude development.
- Development of the site would not have an impact on a scheduled ancient monument or its setting.
- The site is not within an archaeological hazard area.
- The site does not contain any Tree Preservation Orders.
- The site is not within a consultation zone for high pressure pipelines.
- Part of the site falls within a Minerals Safeguarding Area.
- There is a public footpath that runs along the access track to the west of the site.
- The site is not within a coal mining area or an area where coal authority standing advice applies.
- There are not considered to be any legal ownership or delivery problems associated with the site and the owner supports the allocation as an employment land site in their consultation response to the Regulation 18 Issues and Options stage.
- The site is adjacent to a former (historic) landfill site.

## **SUSTAINABILITY APPRAISAL & HRA**

As in relation to the Employment Land Allocations (Policy EAL) 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.

The SA work is being undertaken by the same Consultants (Arcadis Consulting UK (Ltd), formally Hyder Consulting Ltd) who undertook the Core Strategy SA/SEA<sup>11</sup>. The SA Scoping report<sup>12</sup> was available for consultation for a six week period in parallel with the Issues and Options document. The final SA document is available for comment alongside the Regulation 19 Publication version of the HED DPD.

### **SA testing of the site**

As part of the SA process, the employment allocations have been ‘tested’ against the Sustainability Appraisal Objectives. The expected impacts of the allocation option on the 18 SA Objectives (from a social, economic and environmental spectrum) set out in the table below show that development of the allocation site would not have negative impacts overall.

<b>** SA Objectives**</b>	
Crime	Neutral impact
Education	Neutral impact
Health	Neutral impact
Housing	Neutral impact
Access	Neutral impact
Economy	Double positive impact
Skills & training	Neutral impact
Economic inclusion	Positive impact
Biodiversity	Neutral impact
Landscape and Townscape	Neutral impact
Cultural Heritage	Neutral impact
Water	Neutral impact
Soils	Neutral impact
Climate Change	Neutral Impact
Air quality	Positive impact
Energy	Neutral impact
Natural Resources	Negative impact
Transport	Double positive impact

The SA Non-Technical Summary produced by Arcadis Consulting states that:

<sup>11</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>12</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)

*This site “would increase accessibility to local employment opportunities and would help strengthen the Borough’s economy. This is a large employment site located close to existing residential areas and the area is relatively well served by sustainable transport links.*

*The activity generated by the site could increase traffic congestion on local roads by increasing the number of private cars journeys which in turn could lead to a rise in emissions to air. However, the site is well served by sustainable transport links which should help to offset this impact.*

*The site would result in localised negative effects on both local landscape character and the setting of local heritage assets, notably nearby listed buildings. However, it should be possible to partly mitigate this through incorporating green infrastructure (for example replacement woodland planting) and sensitive design methods. The site is at high risk of affecting protected or priority species as it would result in the loss of an area of woodland habitat. It is recommended that an appropriate ecological survey is undertaken and the current woodland loss is avoided, reduced or replaced.*

*The development of greenfield land could also create a new target from crime although given crime rates are low in the Borough it should be possible to reduce this risk through appropriate secure by design principles.*

*The site is both adjacent to and contains a waterbody which could lead to pollutants entering the watercourse resulting in negative effects. Site drainage should be designed to account for the flow of commercial and domestic pollutants away from the water body and to an appropriate water treatment method”.*

## **CONSULTATION RESPONSE**

There was a very small number of consultation responses received at Regulation 18 specifically relating to the site at Sykes Holt. A summary of these responses are set out below.

A response was received at Regulation 18 (Issues and Options stage) from the Lancashire Wildlife Trust in which an objection was raised to the potential impact on Mammon Wood. It is considered that any adverse effects could be mitigated as part of the development proposals for the site.

They state that the Phase 1 Habitat Survey of the District shows the site as being adjacent to an area of semi-natural broadleaved woodland, which was target noted, the site itself comprising amenity grassland and neutral grassland. A pond is also shown on the plan of the site. The Wildlife Trust goes on to state that an ecological survey is required, which should include a survey of the pond, a Phase 1 habitat survey and, if the site still supports semi-improved neutral grassland, a NVC survey to determine whether or not the site supports any habitats of principle importance in England and subject to Section 41 of the NERC Act 2006. They state in their representation that any planning consent must take measures to avoid damage and disturbance to the watercourse and associated clough woodland.

The owners of the site also responded to the consultation to fully support the inclusion of the site for an employment allocation.

The Environment Agency highlight that the site is located adjacent to a historic landfill site. This is noted.



## **Policy EAL2: Land at TIME Technology Park, Simonstone**

For information purposes, this site was presented as Employment Allocation Option 4 - Land at TIME Technology Park, Simonstone, at Reg 18 Issues and Options stage.

### **SITE ATTRIBUTES**

- The site measures 0.8ha.
- The residual employment land requirement is 2.41ha across the borough.
- The land is designated as policy DMB1 by the adopted Core Strategy.
- The site is previously developed land.
- Car parking can be provided at the minimum level.
- The site is not covered by Green Belt.
- There is existing suitable infrastructure for the site and existing provision is also capable of being adapted if necessary.
- The site is not constrained by topography. It is a relatively level site which has been used as an informal car park.
- Based upon a flood risk assessment (undertaken as part of application 3/2015/0906) it is concluded that there is no significant risk of flooding.
- The site is not within a Conservation Area.
- There are no Listed Buildings in the immediate vicinity so it is not considered that there would be an impact on a listed building or its setting.
- The site would not have an impact on a Scheduled Ancient Monument.
- There are no Tree Preservation Orders on the site.
- Is the site not in an Archaeological Hazard Area.
- Surrounding uses are mainly employment so it is not considered that there would be an adverse impact on surrounding uses and there would be no bad neighbour uses.
- The site falls within the Health & Safety Executive consultation zone for high pressure pipelines (this is understood to relate to former Philips factory).
- The site falls within a Minerals Safeguarding Area.
- The site is not in a coal mining referral area but is in an area where the Coal Authority standing advice applies.
- There are no footpaths running through the site.
- In terms of access, Lancashire County Council Highways raised no concerns at Reg. 18 stage. Access to the site is from the existing access to employment uses from Blackburn Road. Lancashire County Council Highways were also consulted as part of application 3/2015/0906 (which was withdrawn) wherein they confirmed that the existing access was adequate for that particular scheme. A transport assessment however was required.
- There are no known constraints in terms of site ownership or viability.
- The development of the site for employment land purposes would consolidate employment uses in the area and generate additional employment opportunities.

### **SUSTAINABILITY APPRAISAL & HRA**

As in relation to the Housing Allocations (Policy HLA) 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.

The SA work is being undertaken by the same Consultants (Arcadis Consulting UK (Ltd), formally Hyder Consulting Ltd) who undertook the Core Strategy SA/SEA<sup>13</sup>. The SA Scoping report<sup>14</sup> was available for consultation for a six week period in parallel with the Issues and Options document.

### **SA testing of the site**

As part of the SA process, the allocations have been 'tested' against the Sustainability Appraisal Objectives. The expected impacts of the allocation option on the 18 SA Objectives (from a social, economic and environmental spectrum) set out in the table below show that development of the allocation site would not have negative impacts overall.

<b>** SA Objectives**</b>	
Crime	No impact
Education	No impact
Health	No impact
Housing	No impact
Access	No impact
Economy	Double positive
Skills & training	No impact
Economic inclusion	Double positive
Biodiversity	No impact
Landscape and Townscape	Positive impact
Cultural Heritage	No impact
Water	No impact
Soils	Positive impact
Climate Change	No impact
Air quality	No impact
Energy	No impact
Natural Resources	Negative impact
Transport	Double positive impact

The SA Non-Technical Summary produced by Arcadis Consulting states that:

*The site "is a relatively large employment site which would increase accessibility to local employment opportunities and could help to reduce the Borough's unemployment rate as the site falls within an area of higher than average employment deprivation. Furthermore, existing sustainable transport networks in the area are strong thereby adding to the improvement in accessibility to jobs.*

<sup>13</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>14</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)

*The site would develop a largely brownfield site which could lead to positive effects on the local landscape character and reduces the uptake of greenfield land. It is a positive use of land resources.*

*The activity generated by the site could increase traffic congestion on local roads by increasing the number of private cars and could lead to a rise in emissions to air having a negative effect on local air quality. However, the site is well served by sustainable transport links which could help to reduce this impact.*

*The site is adjacent to a waterbody which could lead to pollutants entering the watercourse resulting in negative effects. Site drainage should be designed to account for the flow of commercial and domestic pollutants away from the water body and to an appropriate water treatment method”.*

## **CONSULTATION RESPONSE**

A single response was received at Regulation 18 specifically relating to this land, which came from The Wildlife Trust. They stated that an ecological survey is required, which should include a Phase 1 habitat survey and, if the site still supports semi-improved neutral grassland, a NVC survey to determine whether or not the grassland is a habitat of principle importance in England and subject to Section 41 of the NERC Act 2006. This would be considered as part of any planning application for the site.

### **Policy EAL3: Land at Higher College Farm, Longridge**

For information purposes, this site was submitted to the council as part of the 'call for sites' exercise that was run during the Regulation 18 stage Issues and Options consultation and has previously been referred to as 'alternative option site 10'. This site was one of 33 received during the call for sites.

#### **SITE ATTRIBUTES**

- The site measures 1.5ha.
- The site is close to the Settlement Boundary for Longridge and is designated as Open Countryside (Policy EN2).
- The residual requirement for employment land across the borough is 2.41ha.
- The land is not previously developed land. It's current use is pasture land (grade 3 agricultural land) and the farm complex.
- The land is not designated as identified opens pace and would not lead to the loss of employment land, but instead the creation of employment land.
- It is anticipated that car parking requirements could be met as part of the new development.
- It is considered that there are adequate infrastructure facilities to the site, and the site is capable of being adapted to ensure these are present.
- The site does not fall within a landfill gas consultation zone.
- The site is not constrained by topography and is a relatively level site, with a very gentle slope to the south.
- The site is in Flood Zone 1 so is at minimal risk of river flooding
- The site is not within a conservation area or archaeological hazard area, there are no Listed Buildings in the immediate vicinity and the site would not impact upon and scheduled ancient monuments.
- There are no Tree Preservation Orders on the site and the site is not within a nature conservation area
- In terms of surrounding uses there are commercial buildings to the south (Anderton's Butcher's and Cleggs Chilled Foods) and residential development to the north of the site (Tootle Green residential site currently under construction).
- There is also agricultural/ grazing land to the East and West and a landscaping and reclamation business to the west.
- The site is not within a consultation zone for high pressure pipelines
- The site falls within a Minerals Safeguarding Area.
- The site is not within a Coal Authority Referral Area or an area where Coal Authority Standing Advice applies
- There is a footpath that runs along the track to the east of the site.
- Lancashire County Council Highways raised no concerns in relation to the site at Regulation 18 (Issues and Options) stage
- In terms of visual prominence there will be some degree of visual impact however this is not considered to be exceptionally prominent.
- There are not thought to be any legal ownership issues associated with the site or any abnormal costs or constraints that will affect viability.

- The development of the site for employment land purposes would provide employment opportunities in Longridge.
- There are no known significant contamination issues, hazardous risks or pollution on the site.
- In terms of the development potentially leading to significant issues to be experienced by residents, the proximity of the site to any residential properties will need to be taken into consideration in determining the range of uses on the site.

## **SUSTAINABILITY APPRAISAL & HRA**

As in relation to the Housing Allocations (Policy HLA) 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.

The SA work is being undertaken by the same Consultants (Arcadis Consulting UK (Ltd), formally Hyder Consulting Ltd) who undertook the Core Strategy SA/SEA<sup>15</sup>. The SA Scoping report<sup>16</sup> was available for consultation for a six week period in parallel with the Issues and Options document.

### **SA testing of the site**

As part of the SA process, the allocations have been 'tested' against the Sustainability Appraisal Objectives. The expected impacts of the allocation option on the 18 SA Objectives (from a social, economic and environmental spectrum) set out in the table below show that development of the allocation site would not have negative impacts overall.

<b>** SA Objectives**</b>	
Crime	No impact
Education	No impact
Health	No impact
Housing	No impact
Access	No impact
Economy	Double positive
Skills & training	No impact
Economic inclusion	No impact
Biodiversity	No impact
Landscape and Townscape	No impact
Cultural Heritage	No impact
Water	No impact
Soils	No impact
Climate Change	No impact
Air quality	No impact
Energy	No impact

<sup>15</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>16</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)

Natural Resources	Negative impact
Transport	Double positive

The SA Non-Technical Summary produced by Arcadis Consulting states that:

*The development this site “would increase accessibility to local employment opportunities and would help strengthen the Borough’s economy. This is a large employment site located close to existing residential areas and the area is relatively well served by sustainable transport links.*

*The activity generated by the site could increase traffic congestion on local roads by increasing the number of private cars on the roads and could lead to a rise in emissions to air having a negative effect on local air quality. However, the site is well served by sustainable transport links which could reduce this impact.*

*The site could result in a negative effect on local landscape character through the development of greenfield land. However, it should be possible to mitigate this through incorporating green infrastructure and sensitive design methods to integrate the new development with its surroundings. The loss of greenfield land in the development of this site has potential to affect biodiversity. However, it should be possible to provide appropriate mitigation in the form of retention of creation of new green infrastructure.*

*The development of greenfield land could also create a new target from crime although given crime rates are low in the Borough it should be possible to reduce this risk through appropriate secure by design principles.*

*The site is both adjacent to and contains a waterbody which could lead to pollutants entering the watercourse resulting in negative effects. Site drainage should be designed to account for the flow of commercial and domestic pollutants away from the water body and to an appropriate water treatment method”.*

### **CONSULTATION RESPONSE**

As this site was submitted as part of the ‘call for site’ exercise, no consultation responses have been received at Regulation 18 specifically relating to this land. The decision has been made to take forward site EAL3 as it is considered that the site can consolidate the development in front of the existing employment site.



## POTENTIAL OPTIONS NOT PROGRESSED

The previous section looked at the five sites that are being presented at Publication stage as the proposed housing (2 sites) and employment land (3 sites) allocations. The remaining 7 housing options are not being progressed, along with 2 of the employment allocation options.

Preferred Site Options	Allocation type	New proposed policy name of site in HED DPD Publication Plan (Reg 19)
Mellor 1	Housing	Policy HAL1
Wilpshire 3	Housing	Policy HAL2
Employment site 1- Sykes Holt	Employment	Policy EAL1
Employment site 4- TIME Technology Park	Employment	Policy EAL2
Site 10 of the submitted alternative options (during the call for sites exercise)	Employment	Policy EAL3

Rejected Site Options	Allocation type	Reason site not progressed:
Wilpshire1	Housing	Consultation responses at Issues and Options stage showed an overall preference for Wilpshire3 to be developed rather than Wilpshire1 or Wilpshire2. In addition both sites were located in less accessible locations than Wilpshire3 and would have been unable to accommodate the remaining housing requirement for the settlement alone. In addition the SA testing showed that Wilpshire3 had stronger overall positive impacts than Wilpshire1 (and Wilpshire2).
Wilpshire2	Housing	Consultation responses at Issues and Options stage also showed an overall preference for Wilpshire3 to be developed rather than Wilpshire1 or Wilpshire2. In addition both sites were located in less accessible locations than Wilpshire3 and would have been unable to accommodate the remaining housing requirement for the settlement alone. In addition the Sustainability Appraisal testing showed that Wilpshire3 had stronger overall positive impacts than Wilpshire2 (and Wilpshire1).
Mellor2	Housing	It was considered that the site would involve narrow, ribbon development which would prove difficult to develop. Mellor2 has less potential to contribute to the delivery of the borough's housing needs than Mellor1.
Mellor3	Housing	It was considered that the site would involve narrow, ribbon development which would prove difficult to develop. Mellor3 has less potential to contribute to the delivery of the borough's housing needs than Mellor1.

Chatburn1	Housing	Whilst the 3 options for Chatburn were presented at Regulation 18 consultation stage, it is not proposed that any of the sites, or any of the alternatives submitted during the call for sites exercise, will be taken forward as a preferred allocation. This is due to the remaining housing requirement in Chatburn having now been effectively addressed such that no further allocations are deemed warranted.
Chatburn2	Housing	Whilst the 3 options for Chatburn were presented at Regulation 18 consultation stage, it is not proposed that any of the sites, or any of the alternatives submitted during the call for sites exercise, will be taken forward as a preferred allocation. This is due to the remaining housing requirement in Chatburn having now been effectively addressed such that no further allocations are deemed warranted.
Chatburn3	Housing	Whilst the 3 options for Chatburn were presented at Regulation 18 consultation stage, it is not proposed that any of the sites, or any of the alternatives submitted during the call for sites exercise, will be taken forward as a preferred allocation. This is due to the remaining housing requirement in Chatburn having now been effectively addressed such that no further allocations are deemed warranted.
Employment site 2	Employment	There are more potential options for employment land than is required to meet the remaining requirement of 2.41ha. Based upon Sustainability Appraisal testing, and to some extent the consultation responses, it is considered that employment site 2 does not need to be included as allocations at the Regulation 19 Publication stage. In addition, the landowner is unwilling to bring forward the specific land identified as a potential employment allocation use, although they did put the site forward for mixed development (residential and employment) through the call for sites exercise.
Employment site 3	Employment	There are more potential options for employment land than is required to meet the remaining requirement of 2.41ha. Based upon SA testing, and to some extent the consultation responses, it is considered that Employment site 3 does not need to be included as allocations at the Regulation 19 Publication stage.
33 submitted alternative sites	Mixture of Housing and Employment sites	Of the 33 submitted alternatives, 23 were for residential use, 4 were for employment use, 4 were for mixed employment/residential use, 1 was for health/social care/related housing and 1 was for housing/ redevelopment of a leisure use (golf club house). The majority of these did not relate to the areas where allocations are needed in quantitative terms and/ or do not conform to the adopted Development Strategy.  Four of the submitted alternatives which were for housing were located in Wilpshire, Chatburn or Mellor (which is where the Council suggested options for

	<p>allocation as part of the Regulation 18 Issues and Options in line with the Development Strategy).</p> <p>In Wilpshire, one site was suggested comprising two parcels of land forming part of the Golf club. The larger is in Green Belt (approx. 2.47ha) and is proposed for a replacement golf clubhouse and residential development. Development of Green Belt is unacceptable in principle and requirements can be met without the need to review it. The existing clubhouse parcel (approx. 0.38ha) is in use within the current Settlement Boundary. It is not of a size that would meet outstanding requirements for the settlement.</p> <p>In Chatburn, two submitted alternatives, one of which is an enlargement of an existing site at Chatburn Old Road (total 2.4ha – an additional 10 dwellings). A second site is suggested north of Ribblesdale View (0.7ha/18 dwellings). It is not proposed that any of the Reg 18 sites or submitted alternatives will be taken forward as a preferred allocation. This is due to the remaining housing requirement in Chatburn having now been effectively addressed such that no further allocations are deemed warranted.</p> <p>In Mellor, one additional site is suggested north of Mellor Lane for up to 50 dwellings (2.0ha). The Council is not seeking to identify land of this quantity and consider the site less well related to the existing settlement than the preferred site HAL1.</p> <p>More detail regarding all of the submitted alternative sites, which were submitted during the Regulation 18 ‘call for sites’ exercise, is provided in the table below.</p>
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### Table of 33 submitted alternative sites

The sites set out in the following table were submitted as part of the 'call for sites' exercise during the Regulation 18 stage Issues and Options consultation. The table provides details of these sites (maps of which can be found in appendix 3) and sets out why all but one of these sites were not taken forward to the Regulation 19 stage.

#### Key for reason site rejected


**DS** = Location to which Development Strategy is not directing development


**Q** = Scale/ quantity not needed to address requirements in the plan period


**O** = Other (reason stated)


#### Suggested future land use

Residential 

Employment 

Mixed residential/ employment 

Health, social care & associated use 

Replacement leisure use 

PRN No	GGP site Number	Site Location (GGP Layer Number)	Settlement	Proposer	Client	Site Area (ha)	Current Use	Suggested Future use	no dwellings suggested in rep	Rep additional to call	Reason for not progressing	Comments
9119	1	Longsight Road (1)	Langho	F M Lister and Son	P Ellel, P Ellel and J Meredith	1.5	Agricultural field	B1 - B8 employment	30-40		DS	Do not currently require further land for employment development at this location.
9051	2	Land off Longsight Road (2)	Langho	Pegasus	Hallam Land Management	20.57	Agricultural fields	residential	approx 400	reps	DS	Do not require land for residential development in this settlement.
9126	3	Carr Hall (3)	Langho	Andrew Donelan	Andrew Donelan	52	Industrial/Domestic	residential and B1 - B8 employment	n/a		DS	Site lies within the Greenbelt.
9118(B)	4	Land at Highmoor (4)	Clitheroe	Smith and Love	Eric Wright Group (Applethwaite Ltd)	N/A	Agricultural field	residential	not stated		DS	Do not require land for residential development in this settlement.
9091	5	Land S of Albany Drive (5)	Copster Green	PWA	Mr I Eastwood	0	paddock	residential	30+	reps	DS	Do not require land for residential development in this settlement.
9113	6	Land off Mellor Lane (6)	Mellor	Lea Hough	n/a	2.02	agricultural	residential	up to 50	reps	Q	This site is located north of Mellor Lane for up to 50 dwellings (2.0ha). The Council is not seeking to identify land of this quantity and considers the site to be less well related to the existing settlement than the preferred site (policy HAL1).
9116(B)	7	Rear of bay Horse Pub (7)	Osbaldeston	Rural Solutions Ltd	Daniel Thwaites Ltd	c.0.9	field behind pub	Residential	7		DS	Do not require land for residential development in this settlement.
8928	8	Land at Willows Park Lane (8)	Longridge	Barton Willmore	Barratt Homes	2.67	Agricultural fields	residential	approx 75	reps	DS	Do not require land for residential development in this settlement.
9108	9	Land East of Higher College Farm (9)	Longridge	Smith and Love	BKW developments	0	Agricultural field	mixed employment	n/a	reps	DS	Do not require land for employment development in this settlement.
9100	10	Higher College Farm (10)	Longridge	Judith Douglas Town Planning	Mark Hurst	1.5	Agricultural pasture	employment	n/a		N/A	Site progressed to Publication Stage (policy EAL3). This site ensures the delivery of necessary employment land to meet requirements for Longridge.
9124	11	Pendleton Brook Day Centre (11)	Clitheroe	Lancashire County Council	Lancashire County Council	0.47	redundant buildings	residential	15+		DS	Do not require land for residential development in this settlement.

PRN No	GGP site Number	Site Location (GGP Layer Number)	Settlement	Proposer	Client	Site Area (ha)	Current Use	Suggested Future use	no dwellings suggested in rep	Rep additional to call	Reason for not progressing	Comments
9117	12	Land w of Shays Drive (12)	Clitheroe	Smith & Love	Eric Wright Group (Applethwaite Ltd)	1.9	Pasture	residential over 55s	35 bungalows		DS	Do not require land for residential development in this settlement.
9098	13	Highmoor Farm (13)	Clitheroe	Judith Douglas Town Planning	Trustees of Clitheroe Royal Grammar School	5	Agricultural Pasture	residential	approx 150		DS and Q	Do not require land for residential development in this settlement.
9123	14	Clitheroe Joint Divisional Office (14)	Clitheroe	Lancashire County Council	Lancashire County Council	0.36	redundant buildings	residential	11		DS	Do not require land for residential development in this settlement.
9133	15	Chatburn Road, (15)	Clitheroe	Dickman Associates Ltd	Huntroyde Estate	3.56	Agricultural field	residential	107		DS and Q	Do not require land for residential development in this settlement.
9101	16	Former Clitheroe Community Hospital site (16)	Clitheroe	WYG	NHS Property Services	2.1	vacant hospital site used for residential lets	residential	50		DS and Q	Do not require land for residential development in this settlement.
9099	17	Chatburn Old Road (17)	Chatburn	Judith Douglas Town Planning	Mr R Jackson	2.4	part development site part vacant (greenfield?)	residential	approx 10		DS	Submitted site is an enlargement of an existing site at Chatburn Old Road (total 2.4ha – an additional 10 dwellings). It is not proposed that any of the Reg 18 sites or submitted alternatives for Chatburn will be taken forward as a preferred allocation. This is due to the remaining housing requirement in Chatburn having now been effectively addressed such that no further allocations are deemed warranted.
9083	18	Land N of Ribblesdale View (18)	Chatburn	Rural Solutions Ltd	Ralph Assheton	0.7	not stated assumed greenfield	residential	18	reps	DS	This site is suggested north of Ribblesdale View (0.7ha/18 dwellings). It is not proposed that any of the Reg 18 sites or submitted alternatives for Chatburn will be taken forward as a preferred allocation. This is due to the remaining housing requirement in Chatburn having now been effectively addressed such that no further allocations are deemed warranted.
9115	19	Land adjoining Heyhouses, Stubbins Lane (19)	Sabden	Dickman Associates Ltd	Huntroyde Estate	0.8	Agricultural field	Residential	25	reps	DS	Do not require land for residential development in this settlement.
9114	20	Hammond Ground (20)	Read	Dickman Associates Ltd	Trustees of Hammond Ground	20.06	Agricultural field	Residential	50	reps	DS	Do not require land for residential development in this settlement.
9125	21	Land off School Lane (21)	Simonstone	Lancashire County Council	Lancashire County Council	0.5	field	residential	15+		DS	Do not require land for residential development in this settlement.
9127	22	Calder Works (22)	Simonstone	James A Ashworth	James A Ashworth	1.5	Industrial and vacant (brownfield)	B1 - B8 employment	n/a		DS	Do not currently require further land for employment development at this location.
9116 (A)	23	Land at Longsight Road (23)	Copster Green	Rural Solutions Ltd	Daniel Thwaites Ltd	c 0.5	field behind former public house	residential	approx 5		DS	Do not require land for residential development in this settlement.
9132	24	Land adjoining Haugh Head, Whins Lane (24)	Simonstone	Dickman Associates Ltd	Huntroyde Estate	0.7	Agricultural field	Residential	approx 20	reps	DS	Do not require land for residential development in this settlement.
9120	25	Land SE of Main Road (25)	Gisburn	GL Hearn	LHS Properties Ltd	1.8	Agricultural field	residential	up to 53		DS	Do not require land for residential development in this settlement.
9122	26	Land off Mitton Road (26)	Whalley	DPP Planning	J Townson	6.9	Agricultural	residential and/or employment	not yet assessed	reps	DS	Do not currently require further land for employment development at this location.

PRN No	GGP site Number	Site Location (GGP Layer Number)	Settlement	Proposer	Client	Site Area (ha)	Current Use	Suggested Future use	no dwellings suggested in rep	Rep additional to call	Reason for not progressing	Comments
9106	27	Land between A59 and Clitheroe Road (27)	Barrow	Smith and Love	Eric Wright Group (Maple Grove developments))	6.3	Agricultural field	Mixed employment B1,B2,B8,A1,A3/4,C1,D1,D2 and sui generis,C2 and/or C3	n/a	reps	Q and DS	Alternative land identified for employment development in close proximity to this location.
9092	28	Land S of Whiteacre Lane (28)	Barrow	PWA	Reilly Developments	0	paddock	residential	care home +20 bungalows	reps	DS	Do not require land for residential development in this settlement.
9118 (A)	29	Land W of Clitheroe Road (29)	Barrow	Smith and Love	Eric Wright Group (Applethwaite Ltd)	N/A	Agricultural field	residential	TBC		DS	Do not require land for residential development in this settlement.
9102	30	Former Clitheroe Hospital and land SW of Chatburn Road (30)	Clitheroe	Smith & Love	East Lancashire Hospitals Trust	2	vacant hospital site used for residential lets	health, social care and associated residential uses	n/a		Q	Proposed land use is outside the scope of the HED DPD.
7521(B)	31	Land W of Preston Road (31)	Longridge	JWPC	Grimbaldeston Farm Trustees	18.9	Agricultural fields	mixed residential and employment	275 dwellings - as per current planning app		DS	Alternative land identified for employment development in close proximity to this location.  Do not require land for residential development in this settlement.
7521 (A)	32	Land associated with Wilpshire Golf Club (32)	Wilpshire	JWPC	Wilpshire Golf Club	0.38 and 2.47	two packets - clubhouse and vacant land	residential and replacement clubhouse	TBC		DS and Q	This suggested site comprised of two parcels of land forming part of the Golf Club. The larger is in Green Belt (approx. 2.47ha) proposed for a replacement clubhouse and residential development. Development of Green Belt is unacceptable in principle and requirements can be met without the need to review it. The existing clubhouse parcel (approx. 0.38ha) is in use within the current Settlement Boundary. It is not of a size that would meet outstanding requirements for the settlement.
9128	33	Houlkers Farm (33)	Read	Collado Collins LLP	Mr Waddington	7.95	farm buildings and pasture	residential	200-280		DS and Q	Do not require land for residential development in this settlement.



## **OPEN SPACE**

A background Topic Paper<sup>17</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

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".

As part of Regulation 18 consultation on Issues and Options, a series of additional open spaces were submitted to the Council for possible inclusion in the updated version of the Proposals Map. After applying the criteria set out in the Topic Paper some sites were considered worthy of designation on the Proposals Map. In addition one other site was the subject of an objection to its inclusion and after reconsideration; the Council agreed that it should be withdrawn from Open Space designation.

Any amendments such as these are set out in the accompanying Regulation 19 'Resultant changes to the proposals map' document.

In addition to the changes set out above, the Council recognises the importance that open space and green infrastructure makes to the quality and attractiveness of the area and the pressures that exist to redevelop facilities. Consequently, through the addition of Open Space (Policy OS1) within the Regulation 19 document, the Council has sought to protect recognised areas of open space, building on Core Strategy policy DMB4, and has put in place a mechanism to strengthen their protection through more detailed policy specification.

## **Draft Settlement Boundaries**

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.

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>18</sup> showing how the National Planning Policy Framework (NPPF) and its associated web-based Planning

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<sup>17</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>18</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)

Practice Guidance was considered along with how settlement boundaries relate to the various policies within the Core Strategy itself.

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.

As part of Regulation 18 consultation on Issues and Options, there were a number of objections to the draft settlement boundaries shown on the draft Proposals Map. In addition the inclusion of allocations for housing emerging through to Regulation 19 stage, have implications for the settlement boundaries at Mellor and Wilpshire. On applying the criteria used in the Settlement Boundary Topic Paper the Council has adjusted the settlement boundary where it is considered appropriate. In addition it has adjusted the settlement boundaries of Wilpshire and Mellor to account for the proposed housing allocations.

The proposed adjustments to the settlement boundaries are shown in the document Regulation 19 'Resultant changes to the proposals map'.

## **Traveller sites**

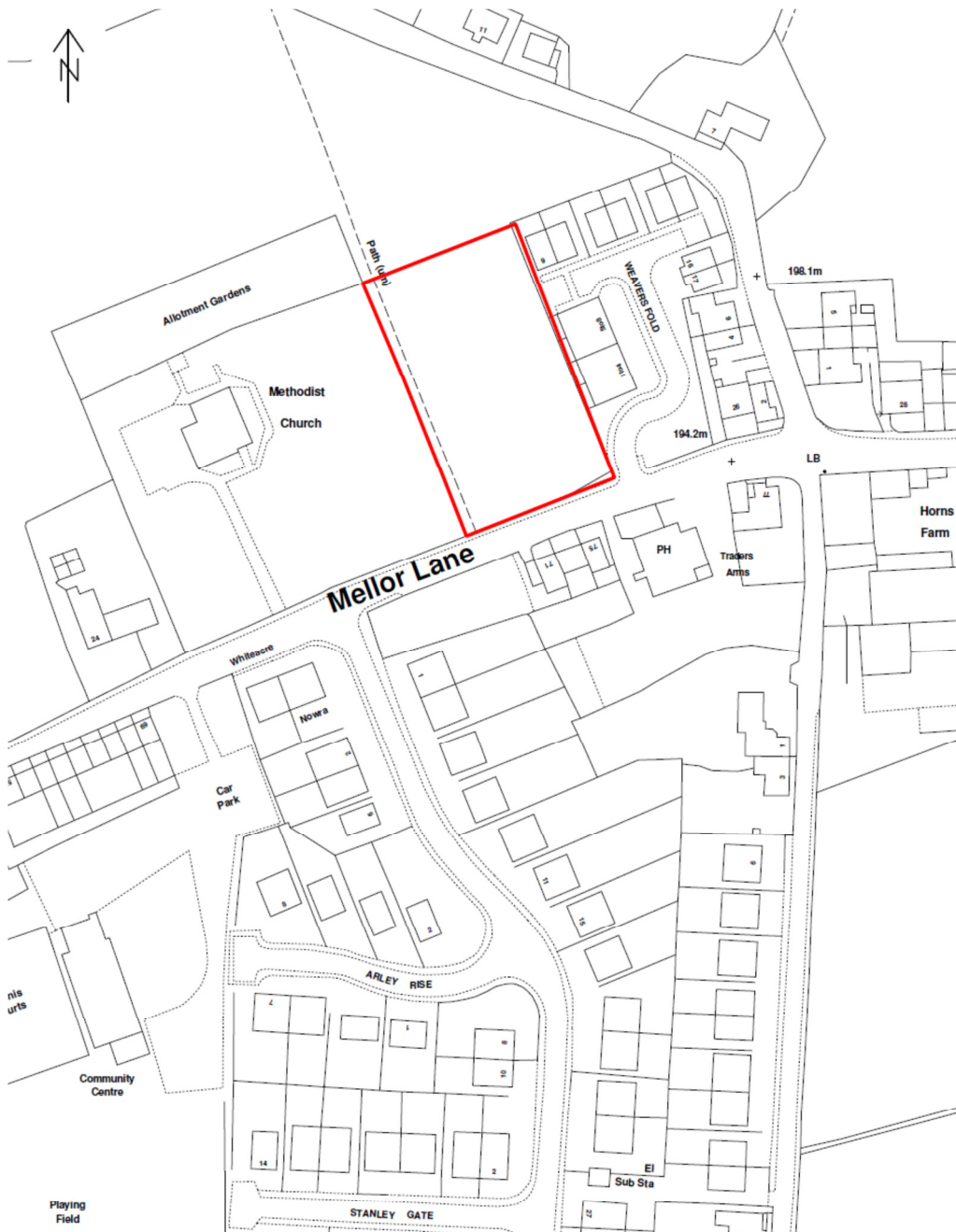
Key Statement H4 of the Core Strategy commits the Council to identify sites to meet Gypsy and Traveller accommodation needs as set out in an up to date assessment. The policy says that, given the low level of need, it is not proposed to formally allocate a site but to manage provision through the development management process. As part of the regulation 18 Issues and Options consultation, a representation was received from the National Federation of Gypsy Liaison Groups. This stated that Policy DMH2 of the Core Strategy only sets out criteria for the determination of applications for Gypsy and Traveller accommodation where a need is established. The respondent stated that they considered this to be unacceptable as Paragraph 10 of planning policy for Traveller sites required that criteria based policies should be set out to guide decisions "where there is no identified need". They state therefore that the opportunity should be taken at this time to set out a policy for determination of Traveller site applications which can be applied, irrespective of an identified need. In response to this representation, the Regulation 19 Publication Version document includes a further policy (Policy TV1) which sets out criteria for the determination of appropriate Gypsy and Traveller sites, irrespective of any established need to ensure compliance with National Policy.

## APPENDIX 1

This section includes maps of those sites being presented at Publication stage as housing and employment land allocations.

### **Policy HAL1: Land at Mellor Lane**

The following site is proposed as the housing allocation for the settlement of Mellor.



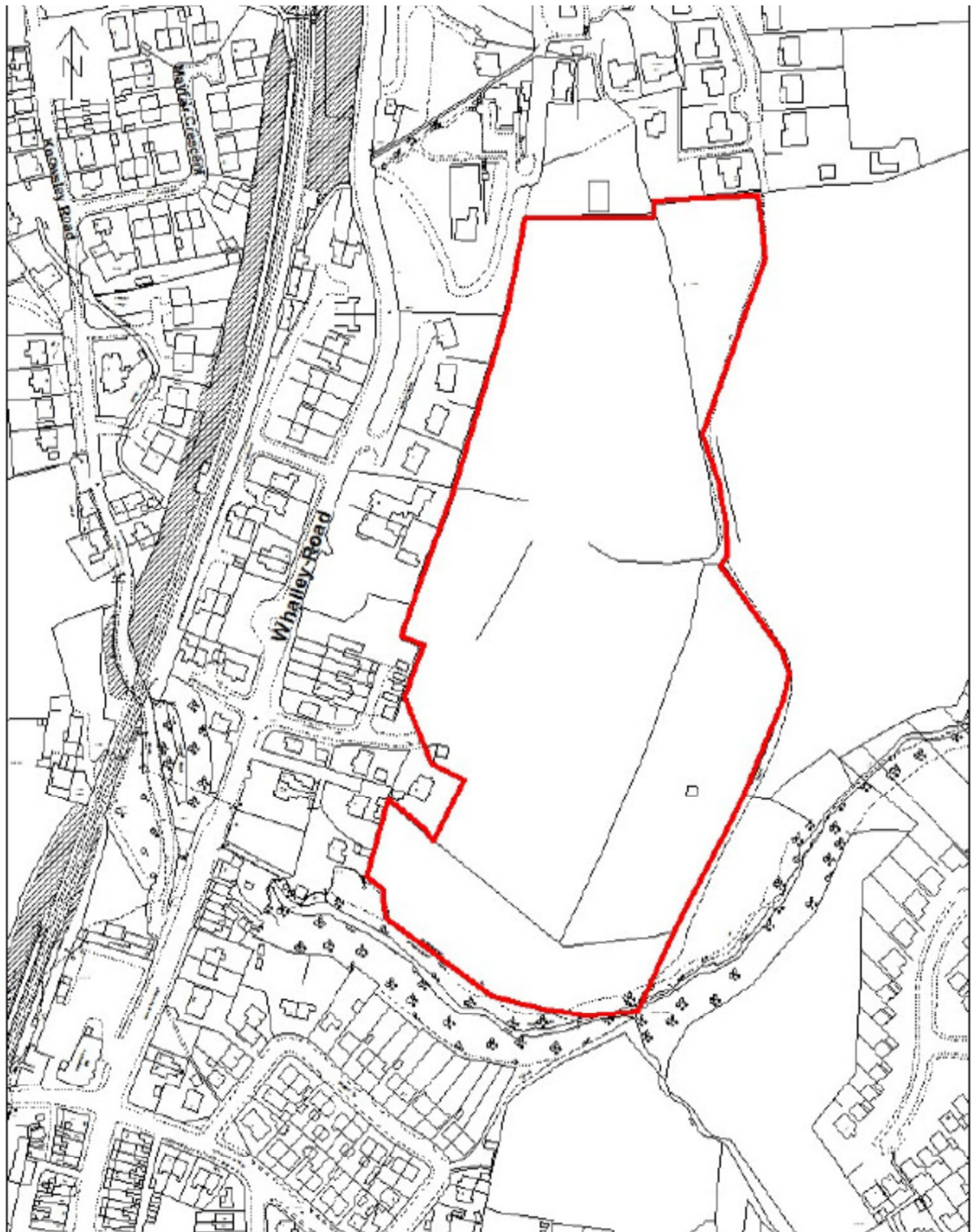
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## **Policy HAL2: Land at Wilpshire**

The following site is proposed as the housing allocation for the settlement of Wilpshire.



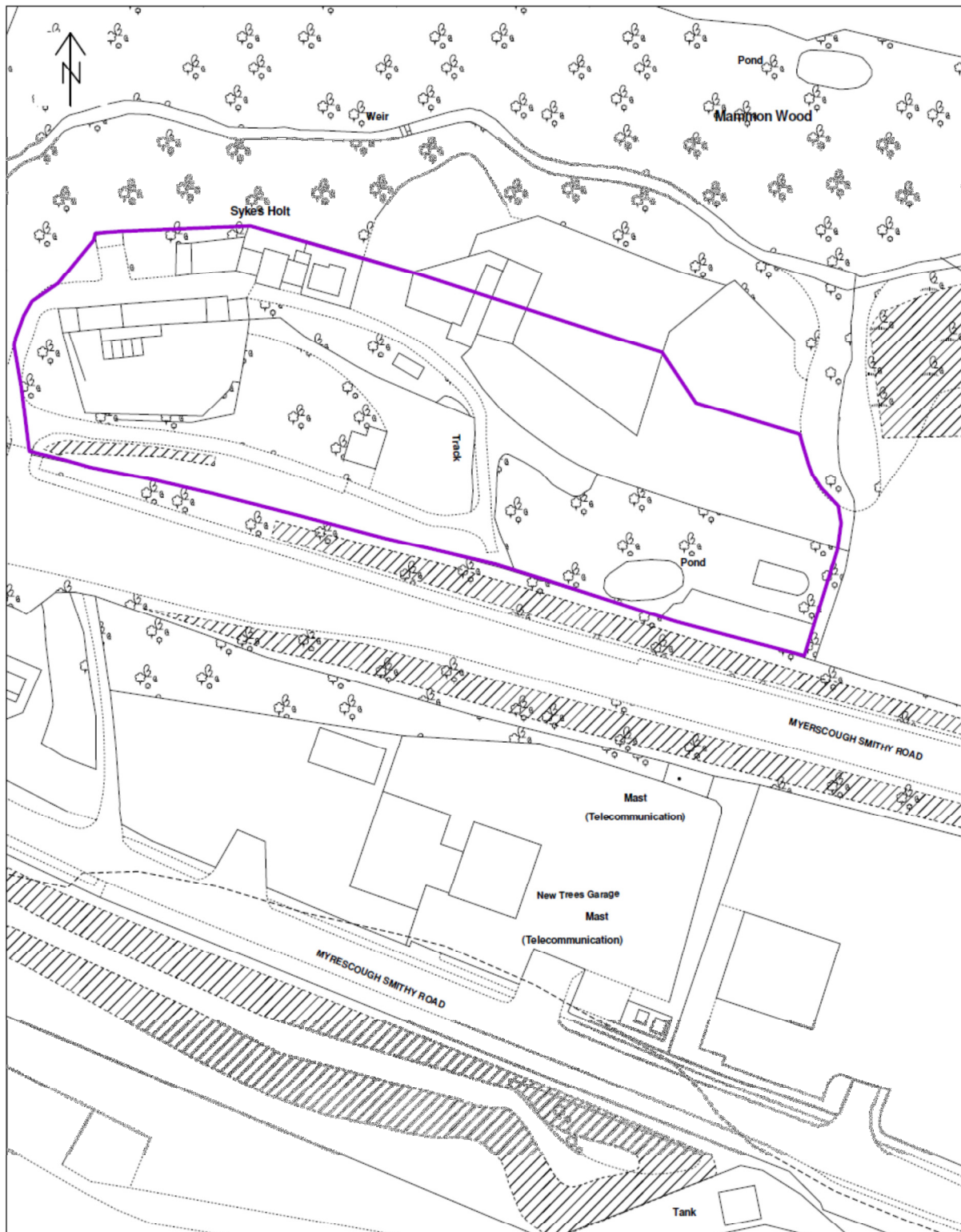
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## **Policy EAL1 : Land at Sykes Holt, Mellor**

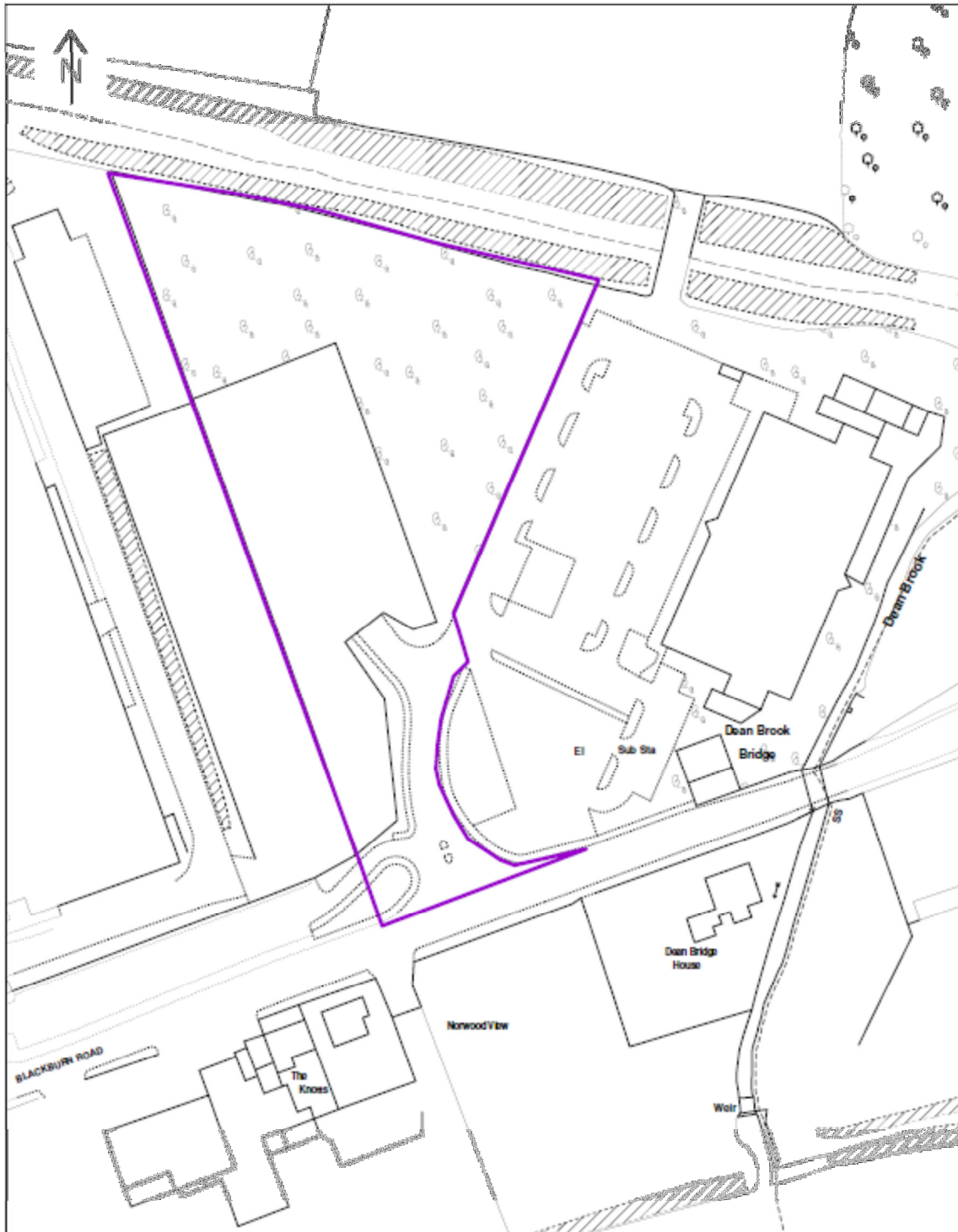


## **Land at Sykes Holt, Mellor**

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## **Policy EAL2: Land at TIME Technology Park, Simonstone**

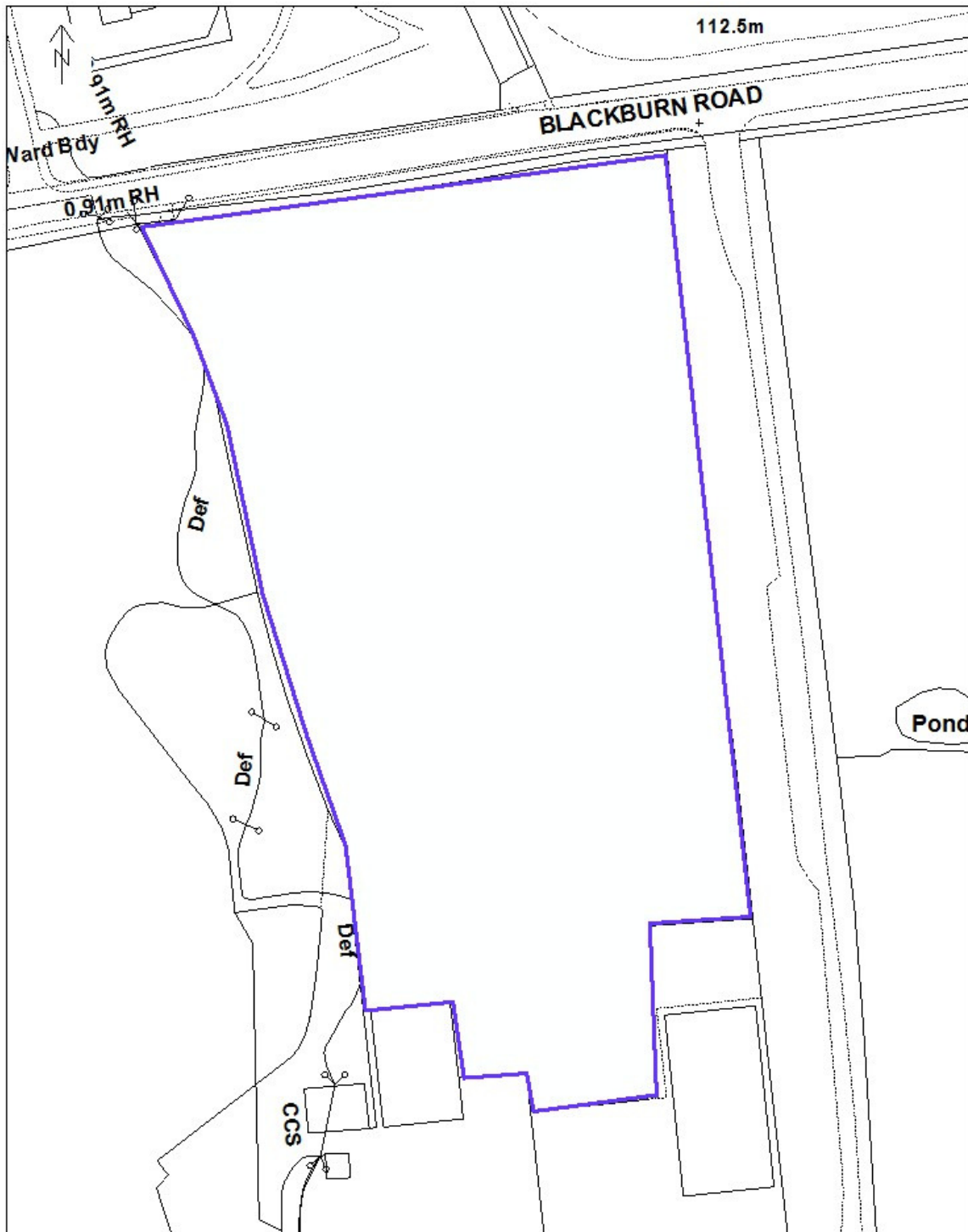


### **Land at Time Technology Park**

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# Policy EAL3: Land at Higher College Farm, Longridge



Land at Higher College Farm

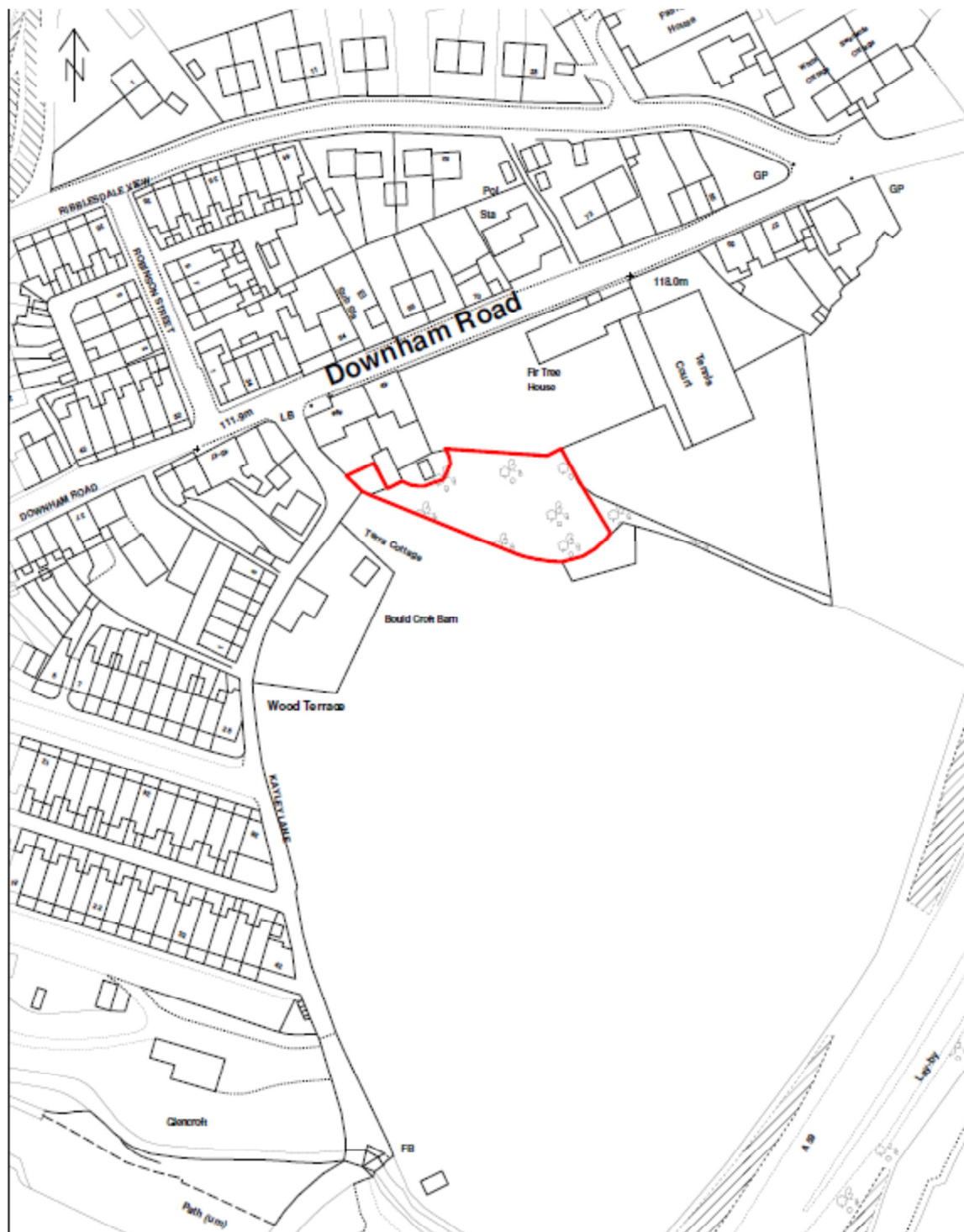
Scale 1:1000

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## APPENDIX 2

This section includes maps of those sites which were included at Issues and options stage (Reg 18) but are not being taken forward as allocations in the publication version of the plan.

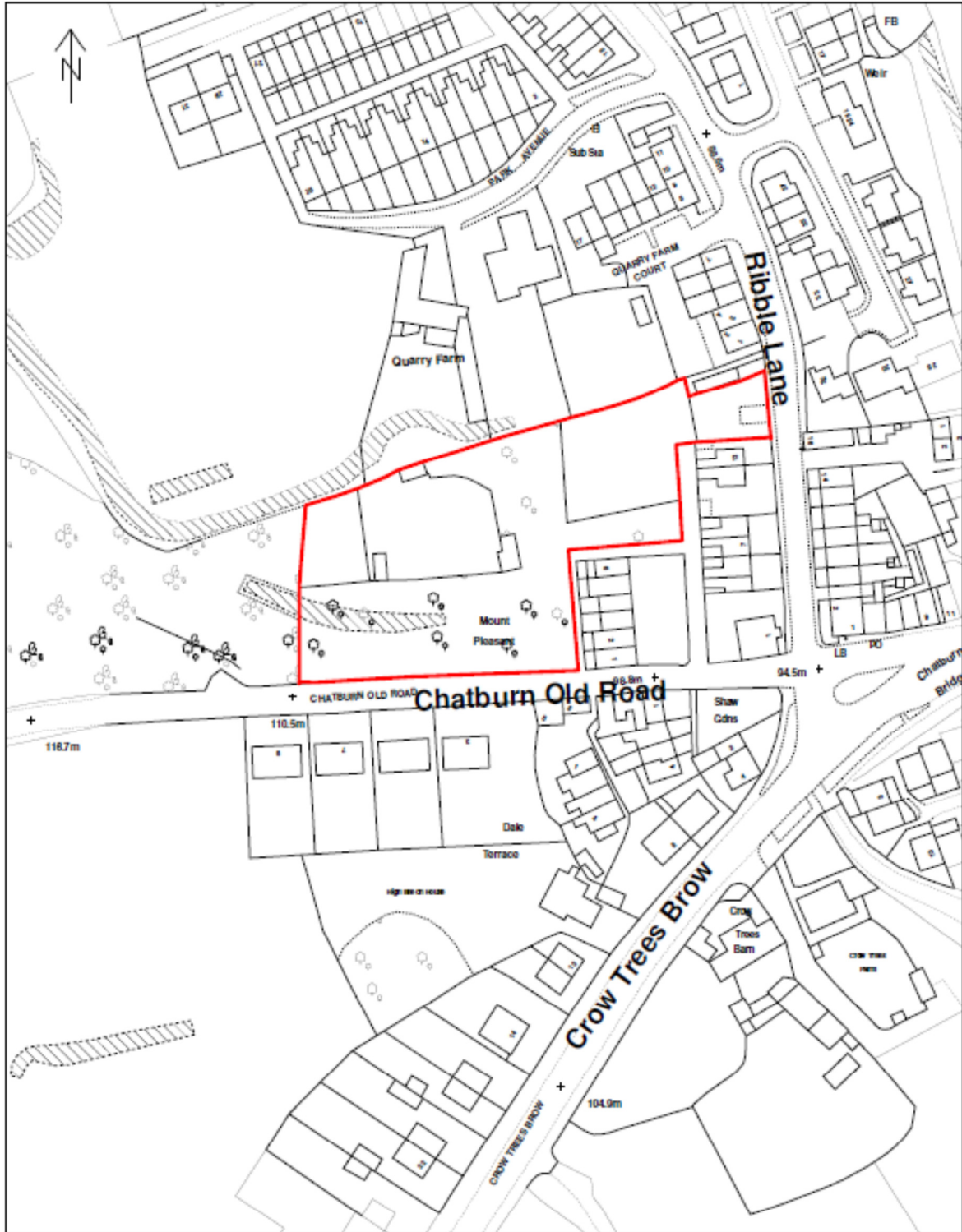


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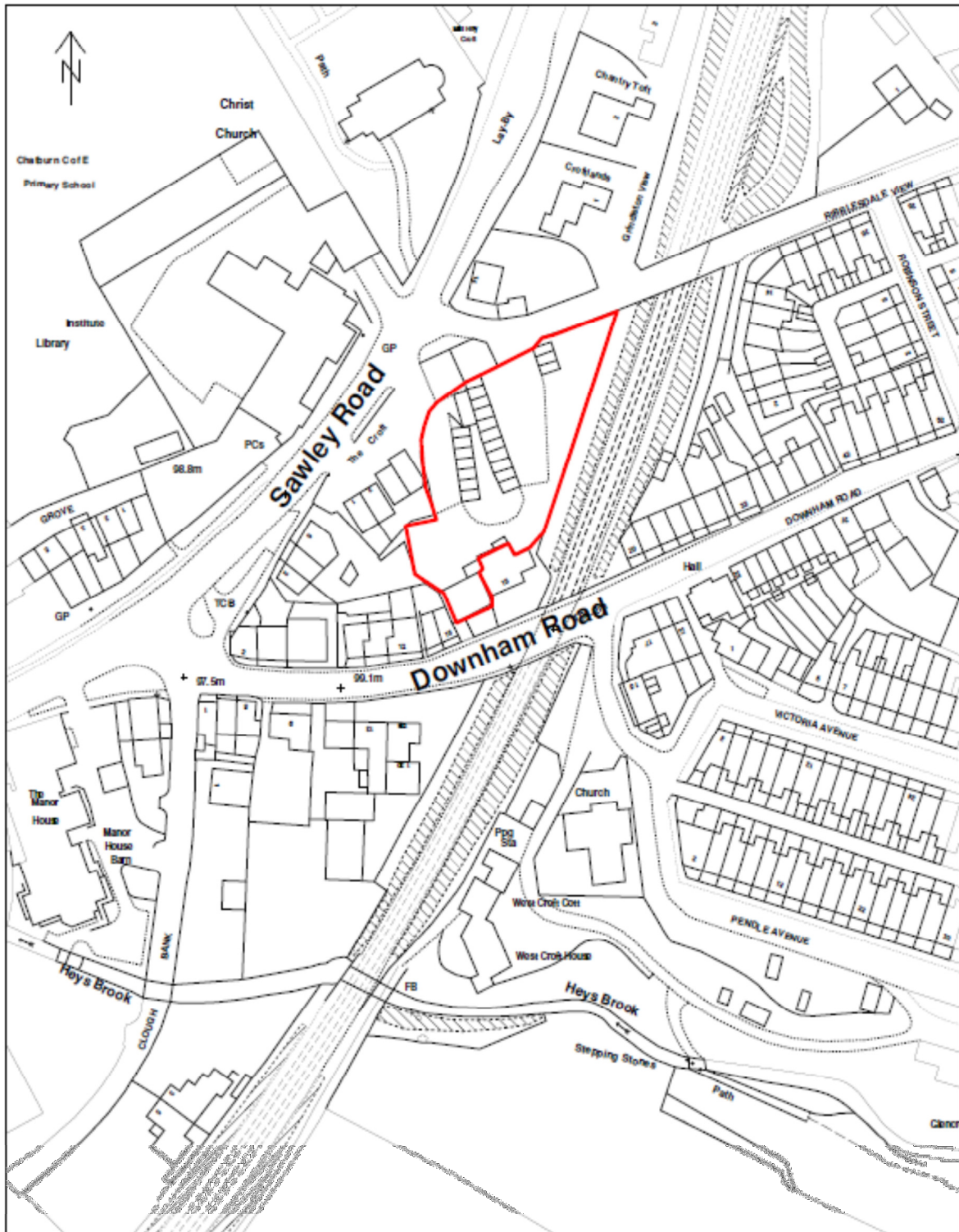




## **CHATBURN 2**

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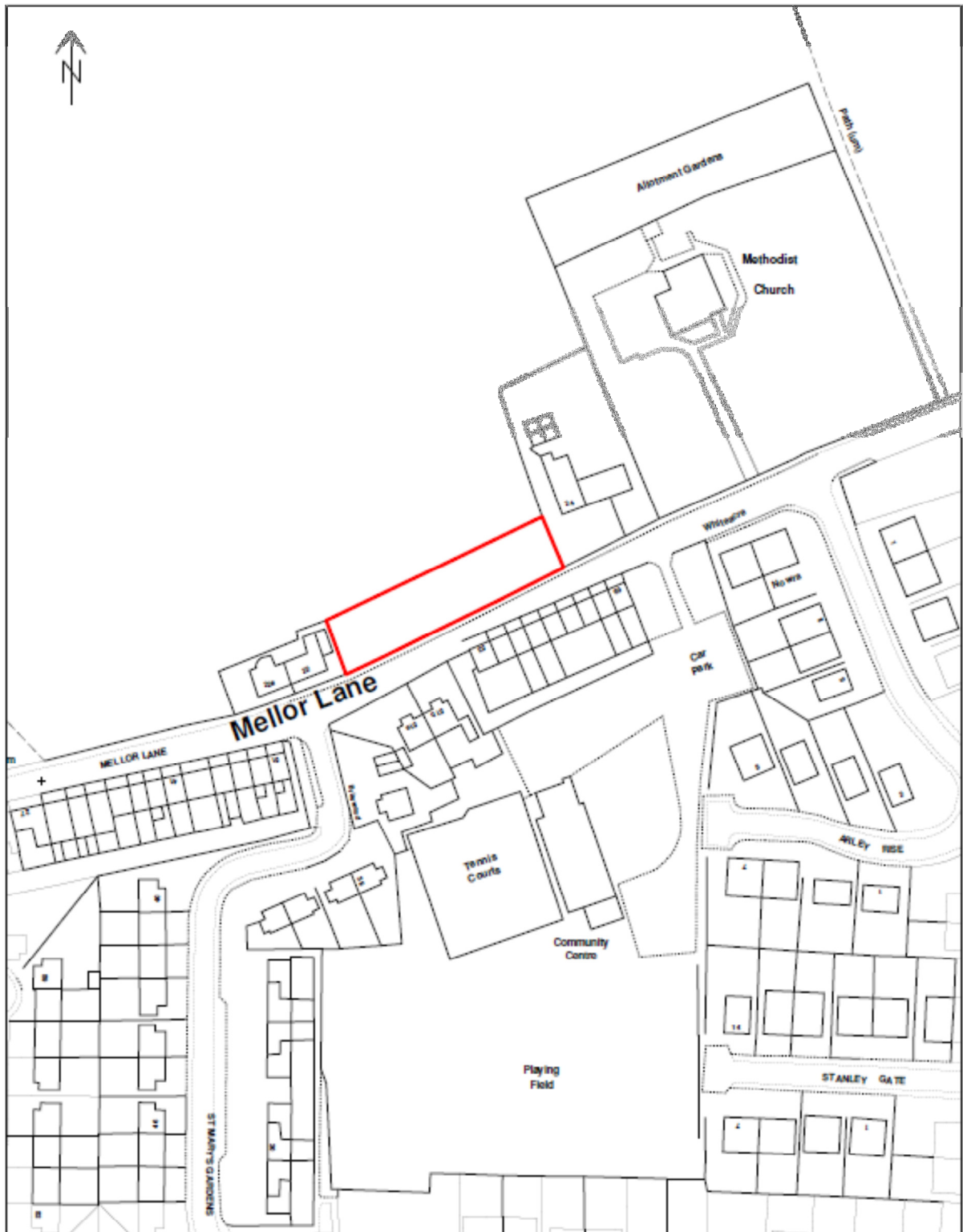
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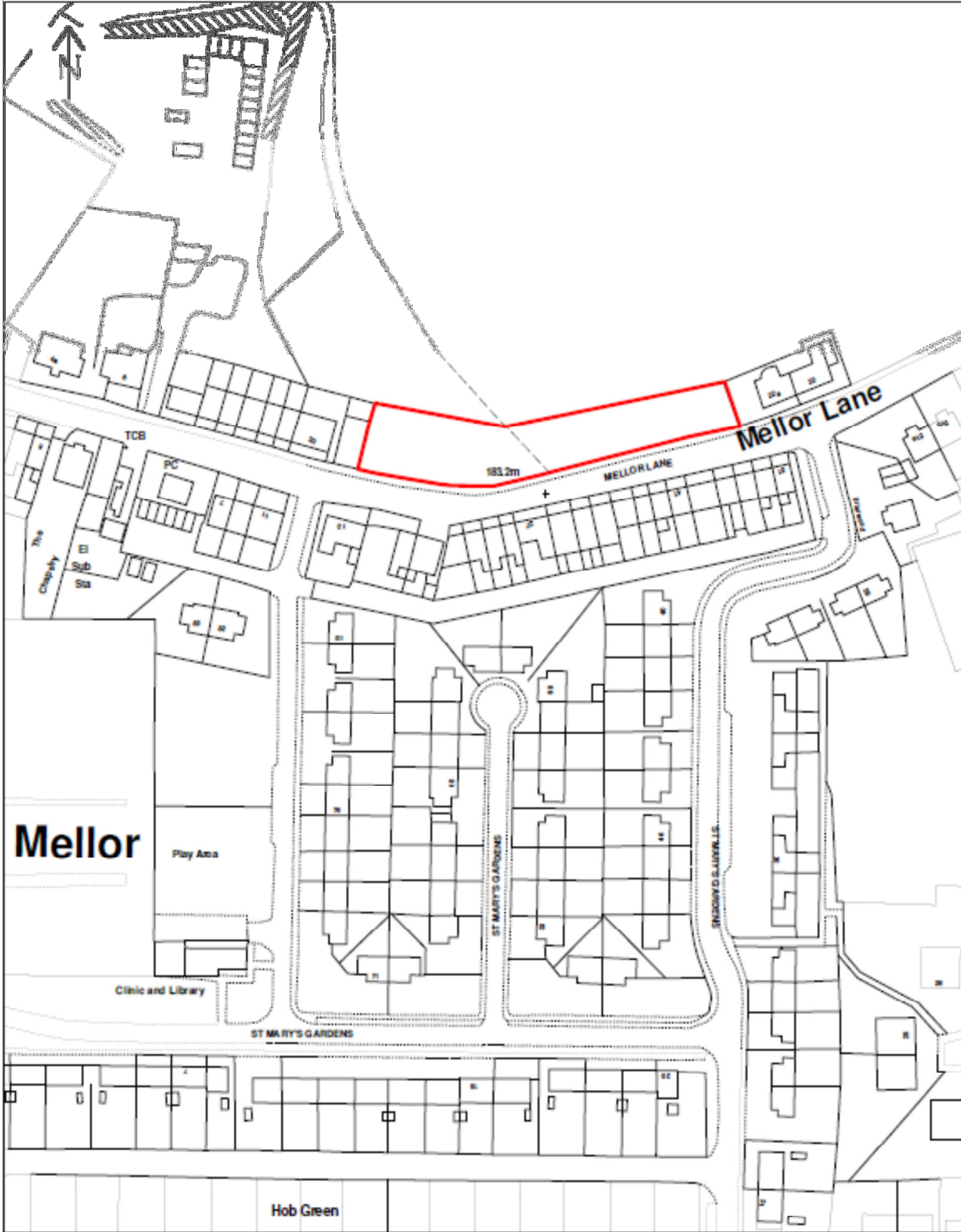


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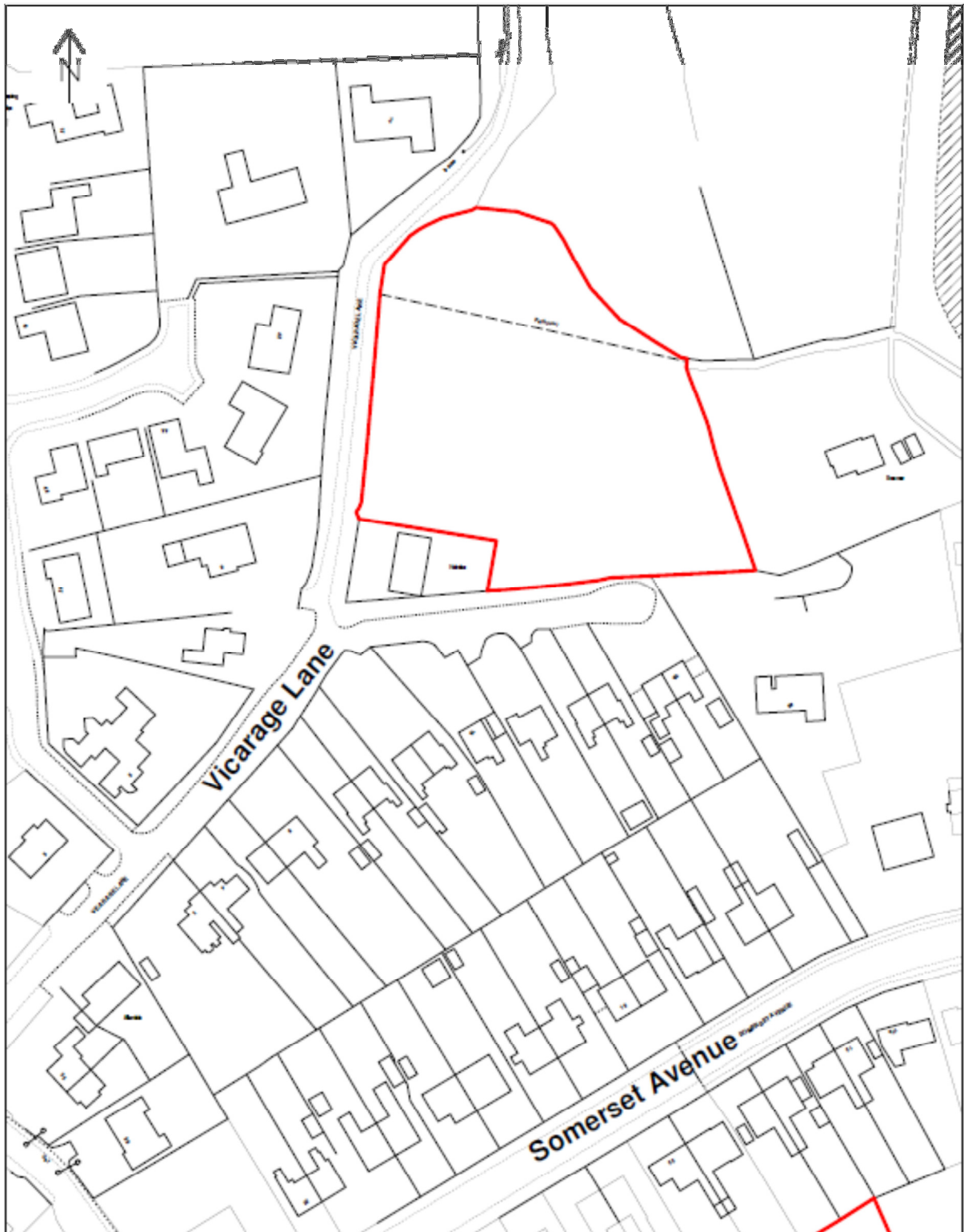




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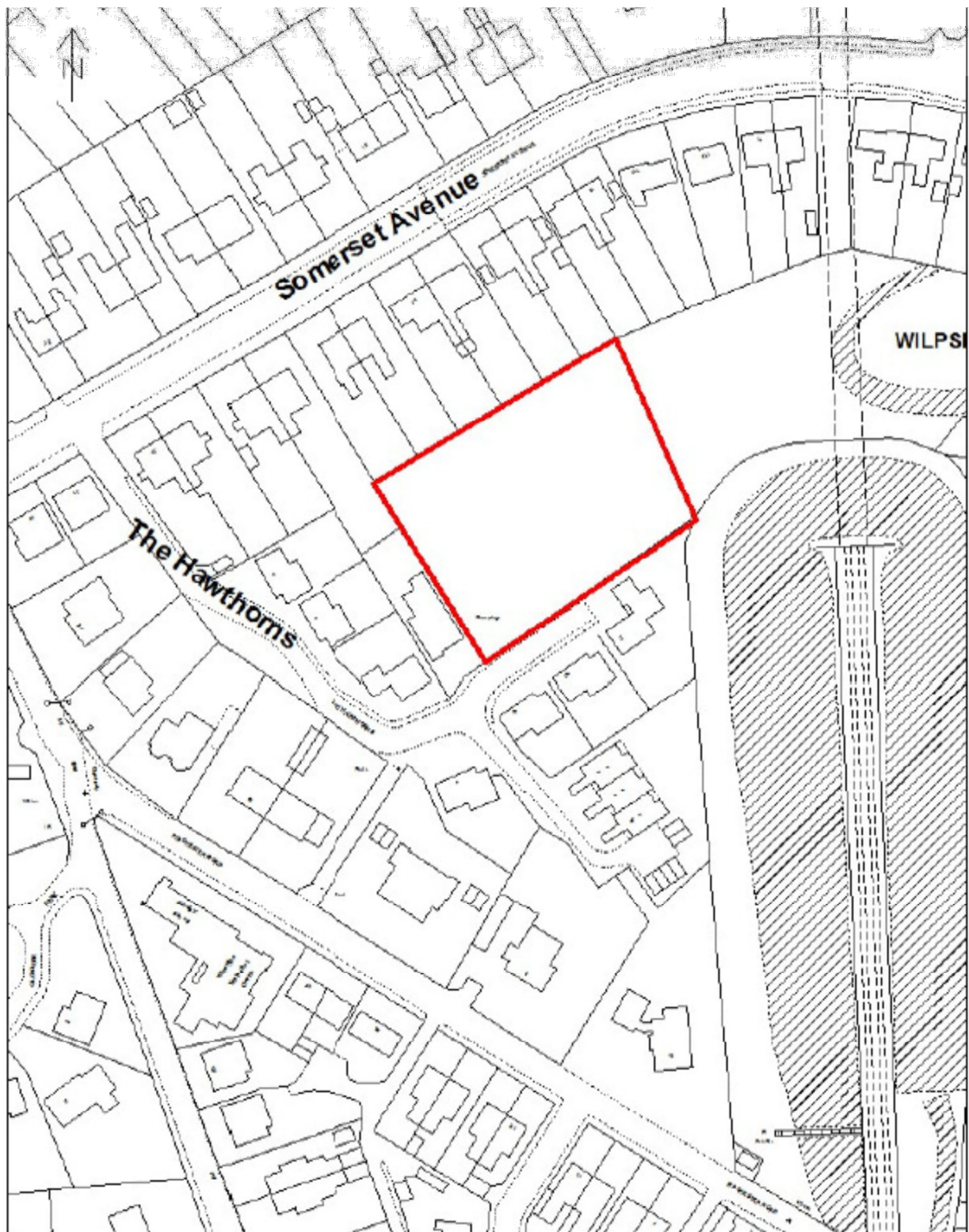
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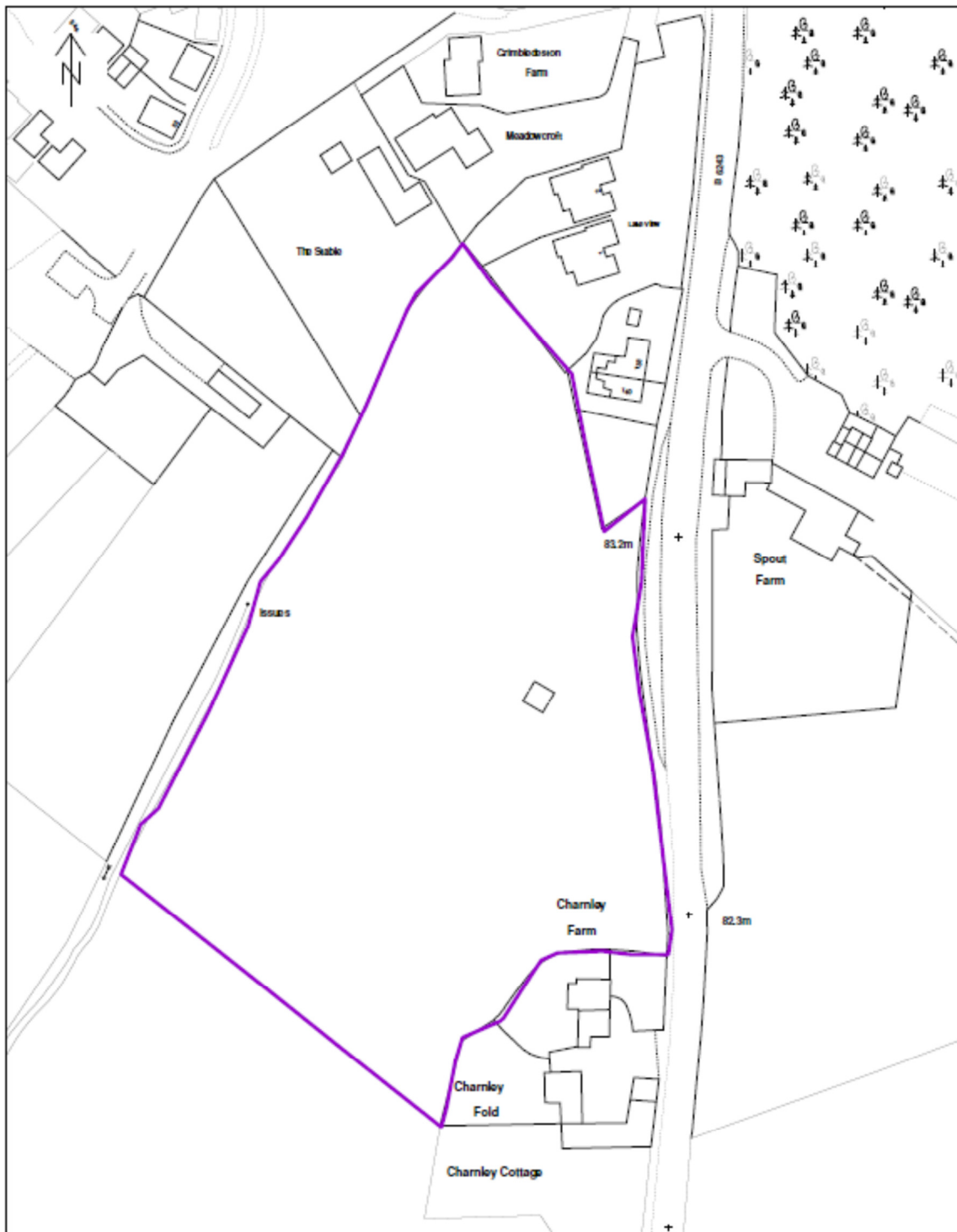


## **WILPSHIRE 2**

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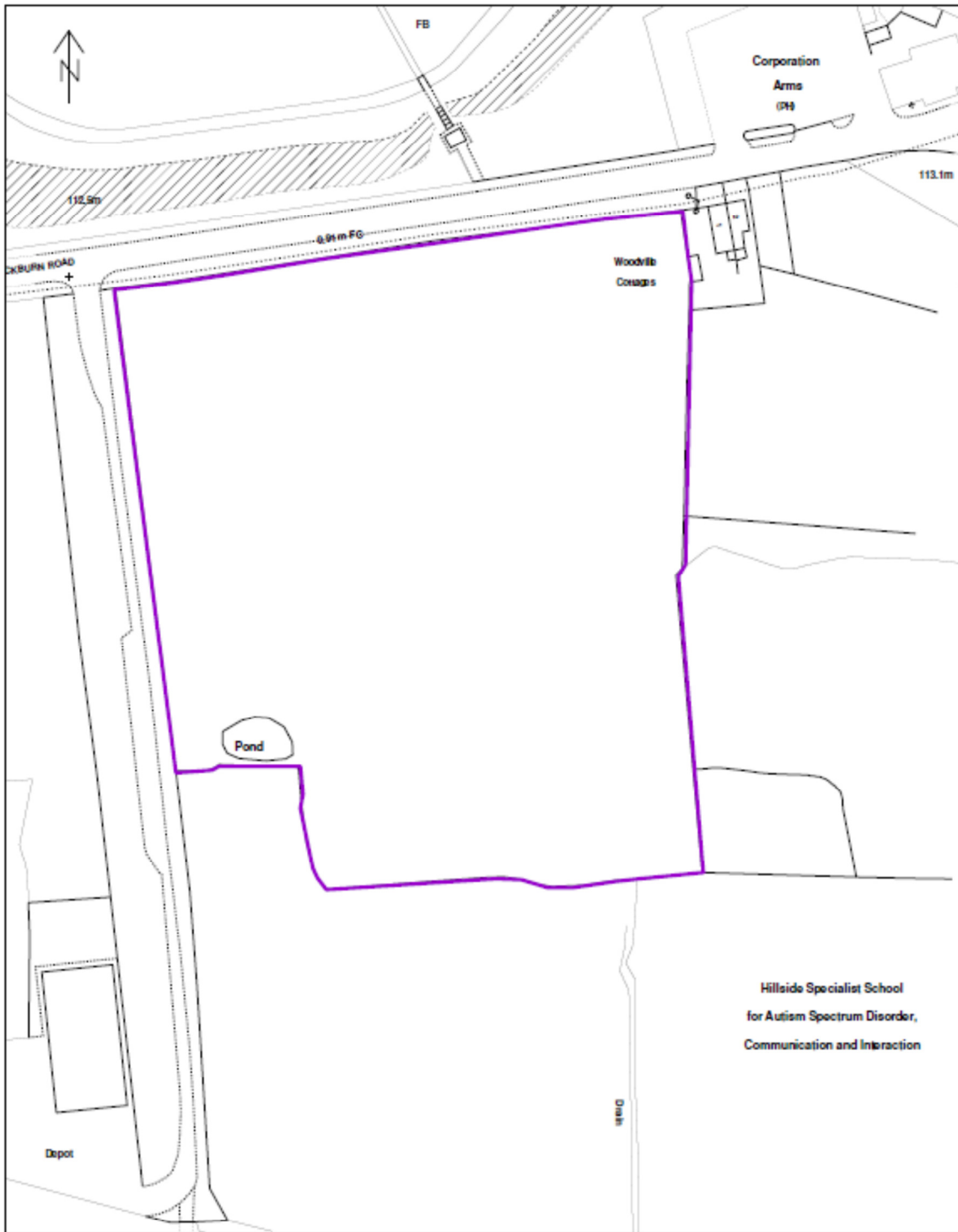




### **Land at Grimbaldeston Farm**

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### **Land at Higher College Farm**

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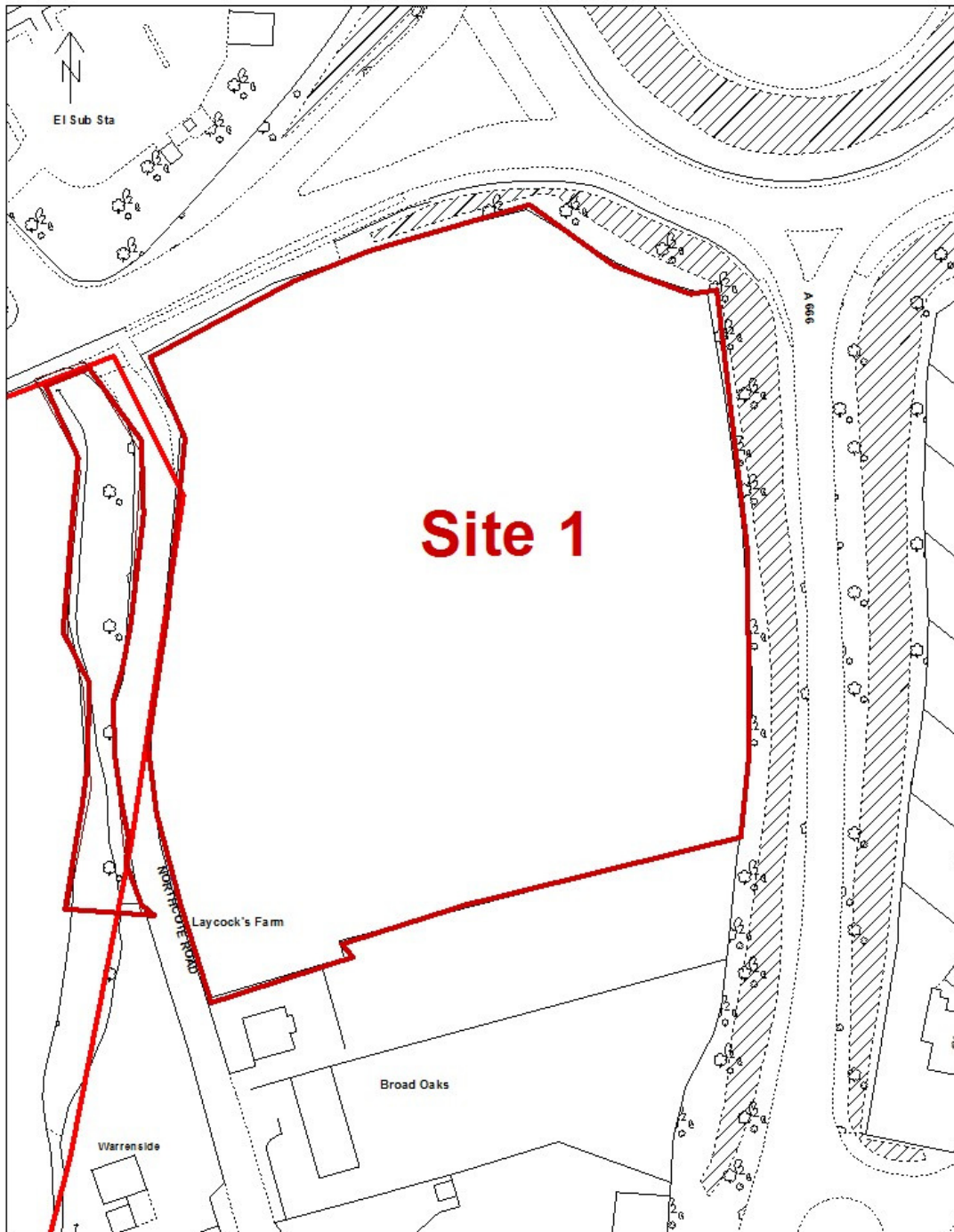
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### APPENDIX 3

This section includes maps of the 33 'alternative' potential allocation options submitted to the Council during the 'Call for sites' exercise.

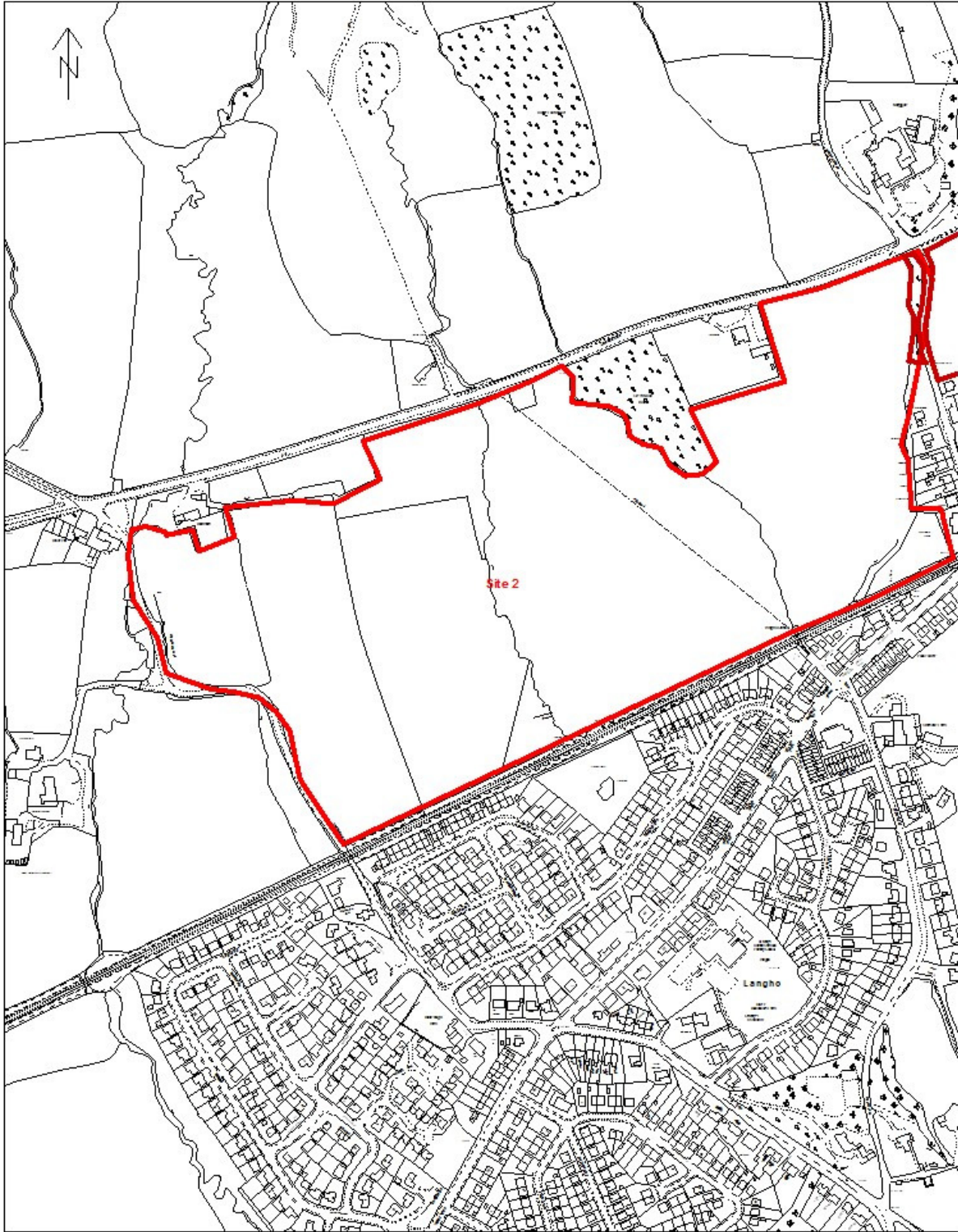
Site No	Site Location (GGP Layer Number)	Settlement	Site Area (ha)
1	Longsight Road	Langho	1.5
2	Land off Longsight Road	Langho	20.57
3	Carr Hall	Langho	52
4	Land at Highmoor	Clitheroe	N/A
5	Land S of Albany Drive	Copster Green	0
6	Land off Mellor Lane	Mellor	2.02
7	Rear of bay Horse Pub	Osbaldeston	c.0.9
8	Land at Willows Park Lane	Longridge	2.67
9	Land East of Higher College Farm	Longridge	0
10	Higher College Farm (	Longridge	1.5
11	Pendleton BrookDay Centre	Clitheroe	0.47
13	Highmoor Farm	Clitheroe	5
14	Clitheroe Joint Divisional Office	Clitheroe	0.36
15	Chatburn Road	Clitheroe	3.56
15	Land w of Shays Drive	Clitheroe	1.9
16	Former Clitheroe Community Hospital site	Clitheroe	2.1
17	Chatburn Old Road	Chatburn	2.4
18	Land N of Ribblesdale View	Chatburn	0.7
19	Land adjoining Heyhouses, Stubbins Lane	Sabden	0.8
20	Hammond Ground	Read	20.06
21	Land off School Lane	Simonstone	0.5
22	Calder Works	Simonstone	1.5
23	Land at Longsight Road	Copster Green	c 0.5
24	Land adjoining Haugh Head, Whins Lane	Simonstone	0.7
25	Land SE of Main Road	Gisburn	1.8
26	Land off Mitton Road	Whalley	6.9
27	Land between A59 and Clitheroe Road	Barrow	6.3
28	Land S of Whiteacre Lane	Barrow	0
29	Land W of Clitheroe Road	Barrow	N/A
30	Former Clitheroe Hospital and land SW of Chatburn Road	Clitheroe	2
31	Land W of Preston Road	Longridge	18.9
32	Land associated with Wilpshire Golf Club	Wilpshire	0.38 and 2.47
33	Houlkers Farm	Read	7.95



**Site 1: Longsight Rd, Langho**

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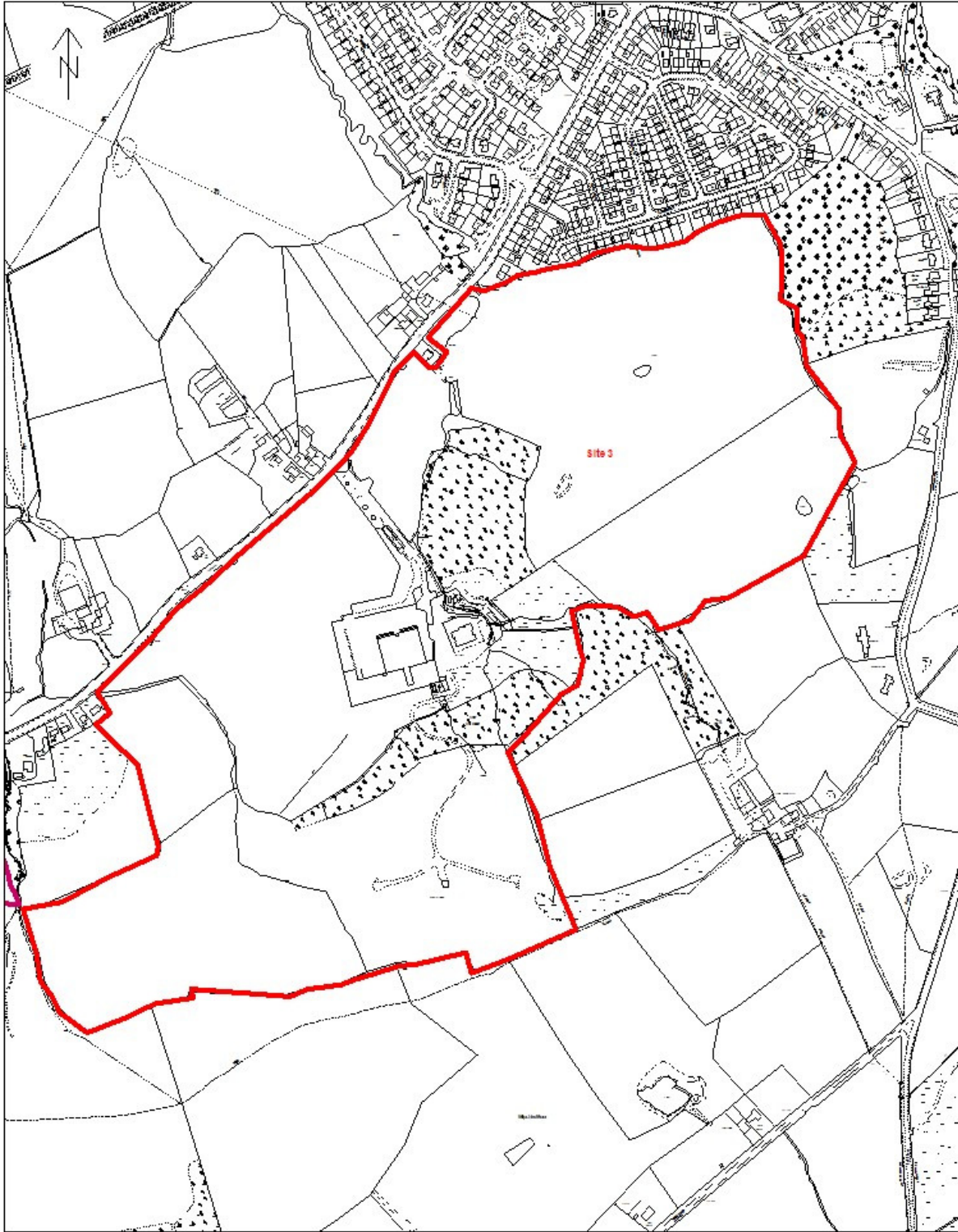


**Site 2: Longsight Rd, Langho**

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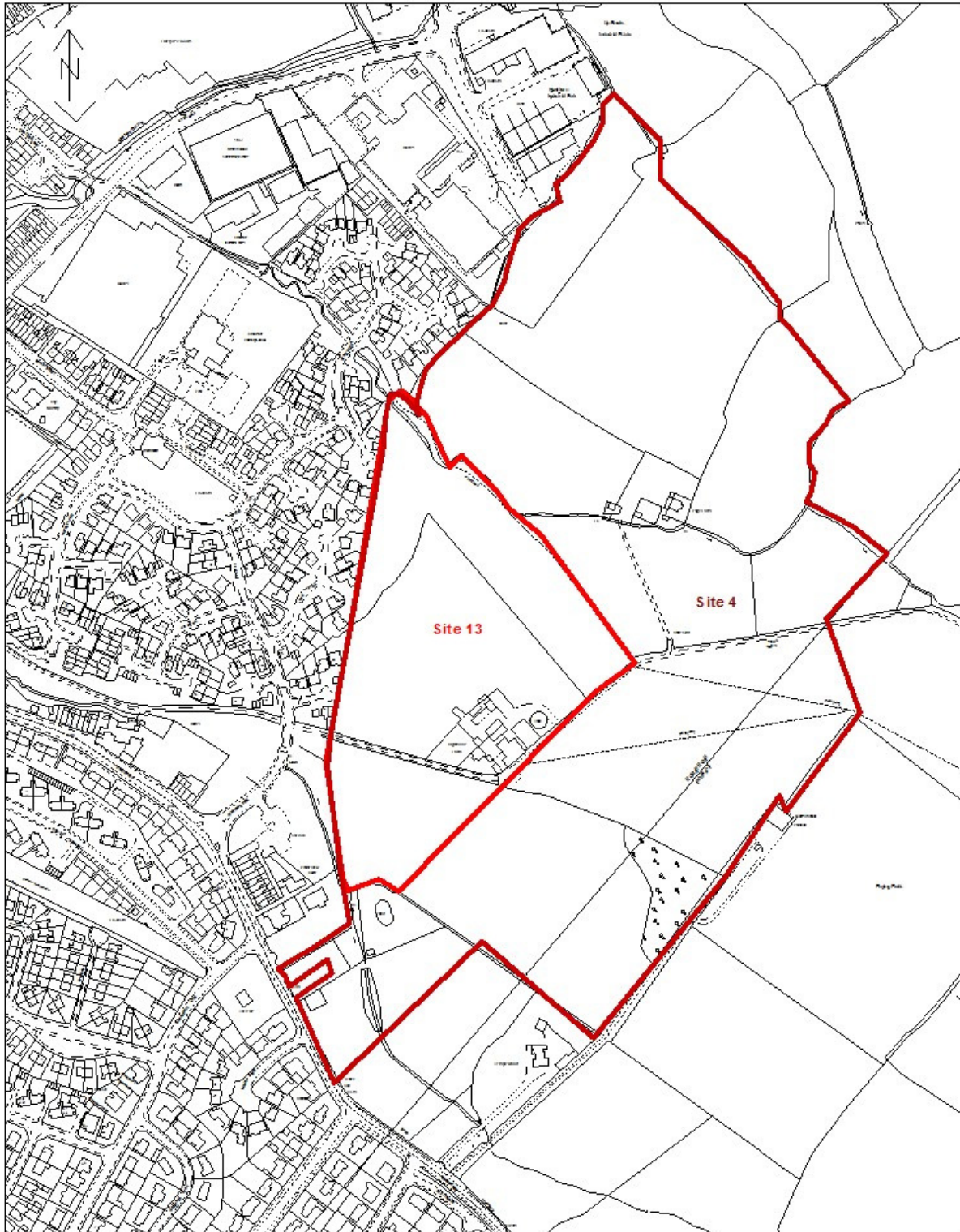




### **Site 3: Carr Hall**

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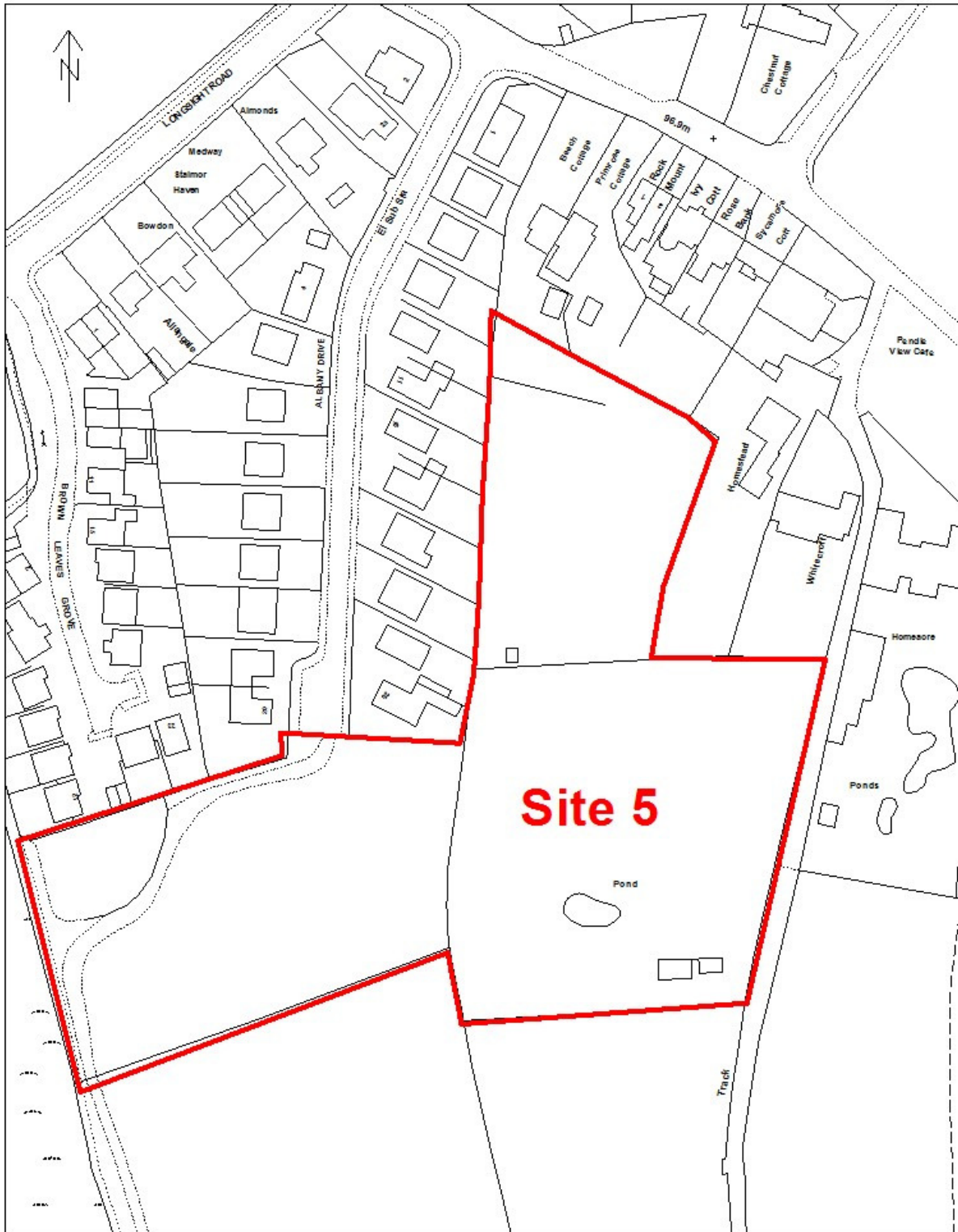


**Site 4: Land at Highmoor**

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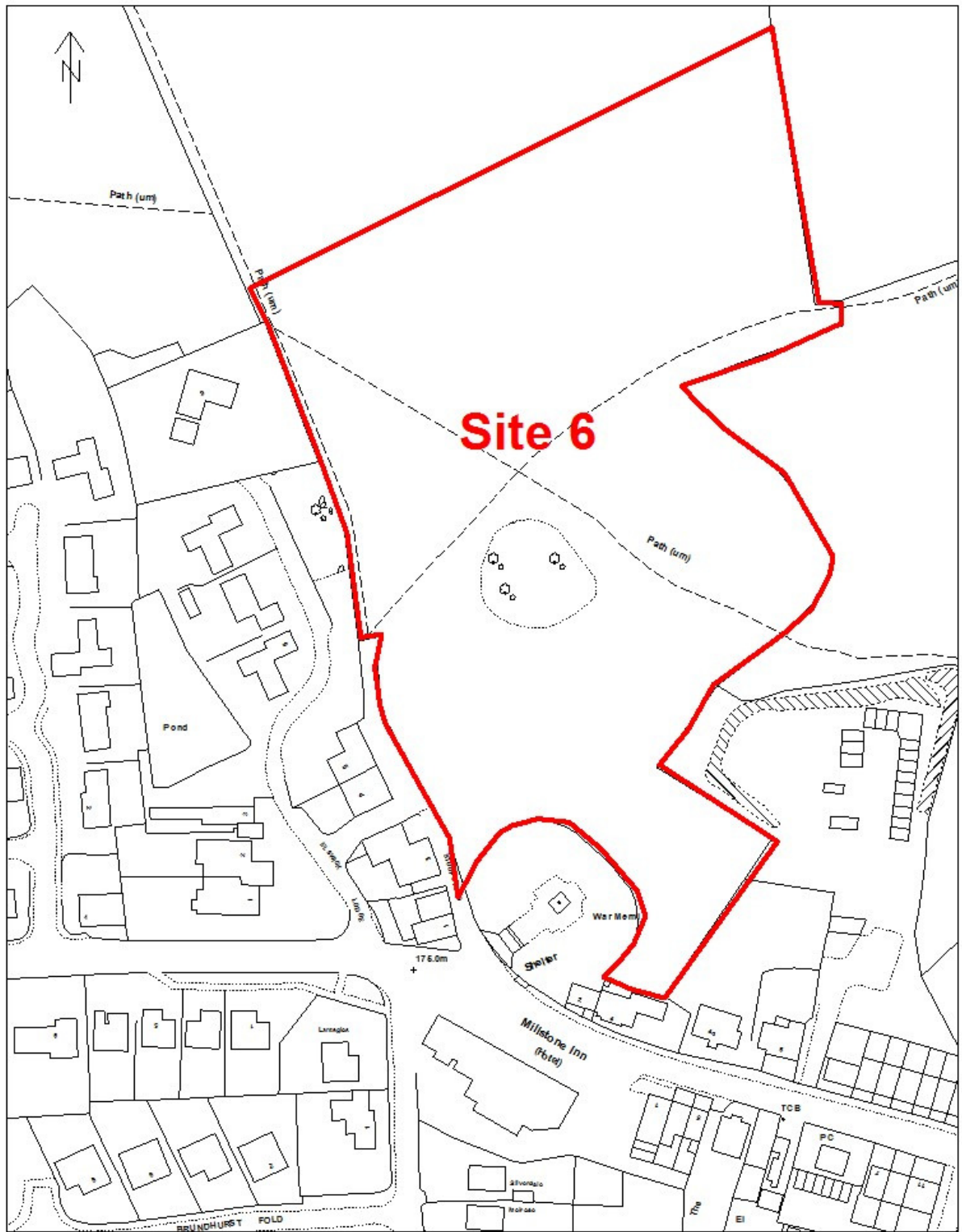




**Site 5: S. of Albany Drive**

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**Site 6: Mellor Lane, Mellor**

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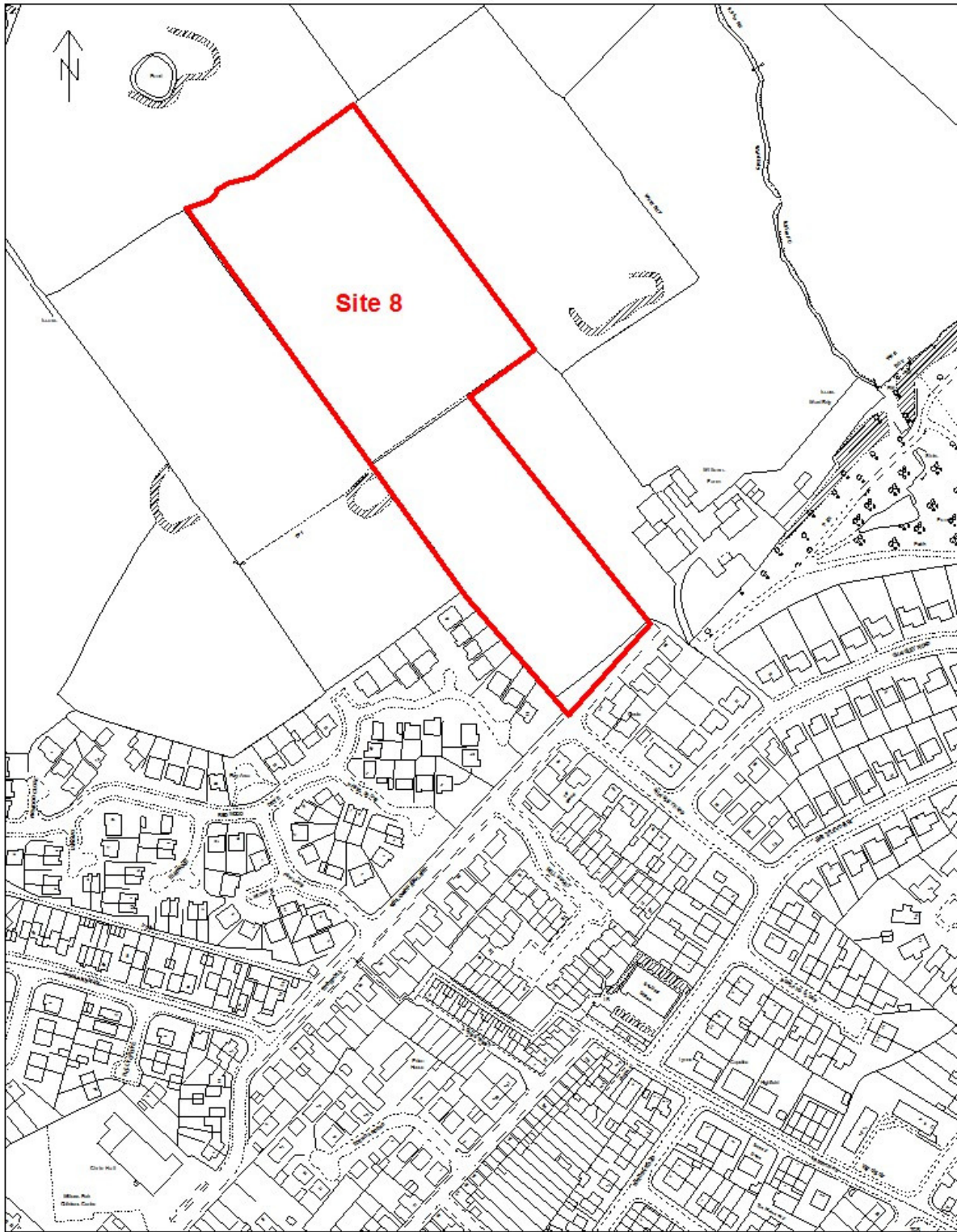


**Site 7:Rear Bay Horse,Osblstn**

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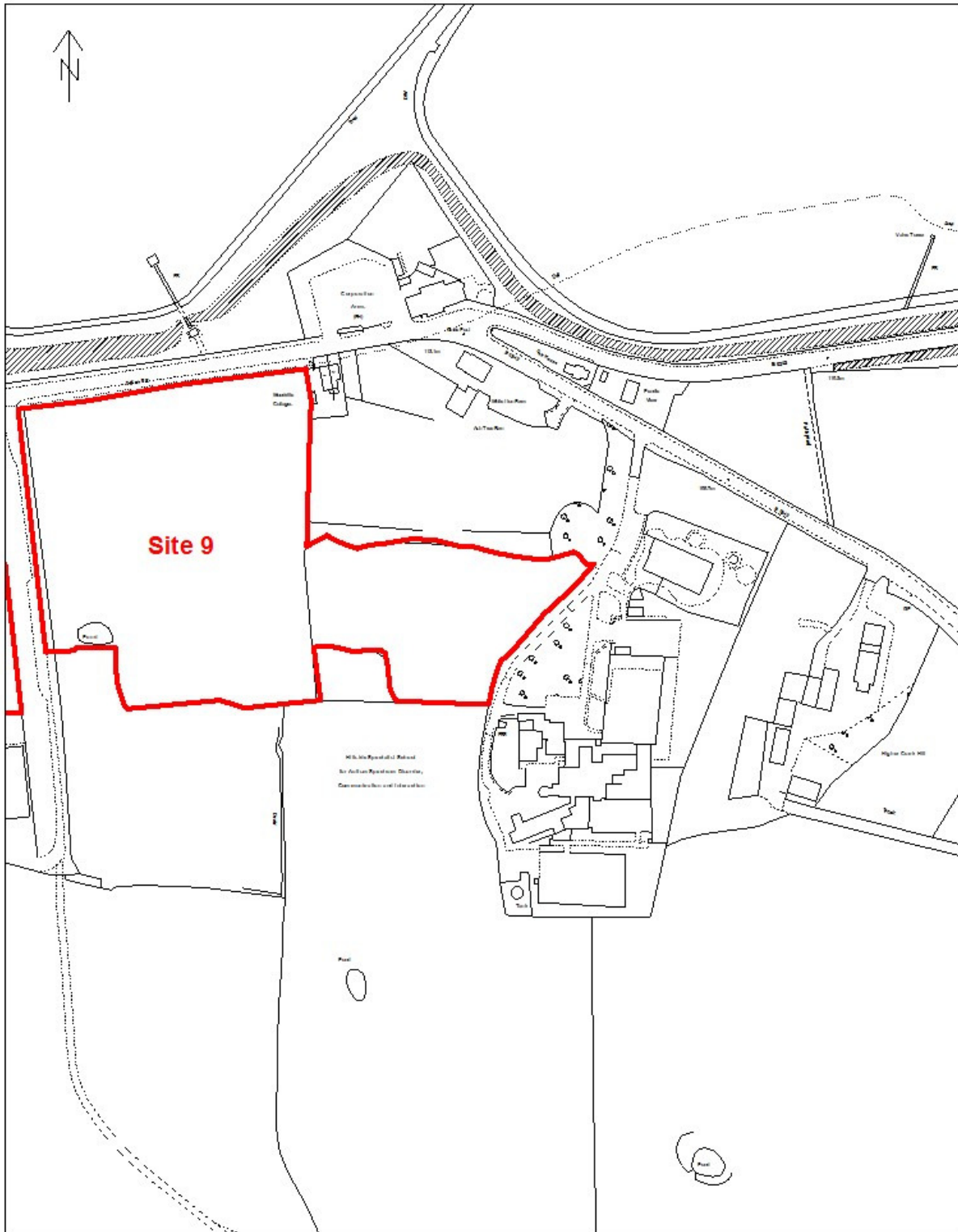




**Site 8: Willows Prk Lane, Lnrđg**

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**Site 9: East Higher College Fm**

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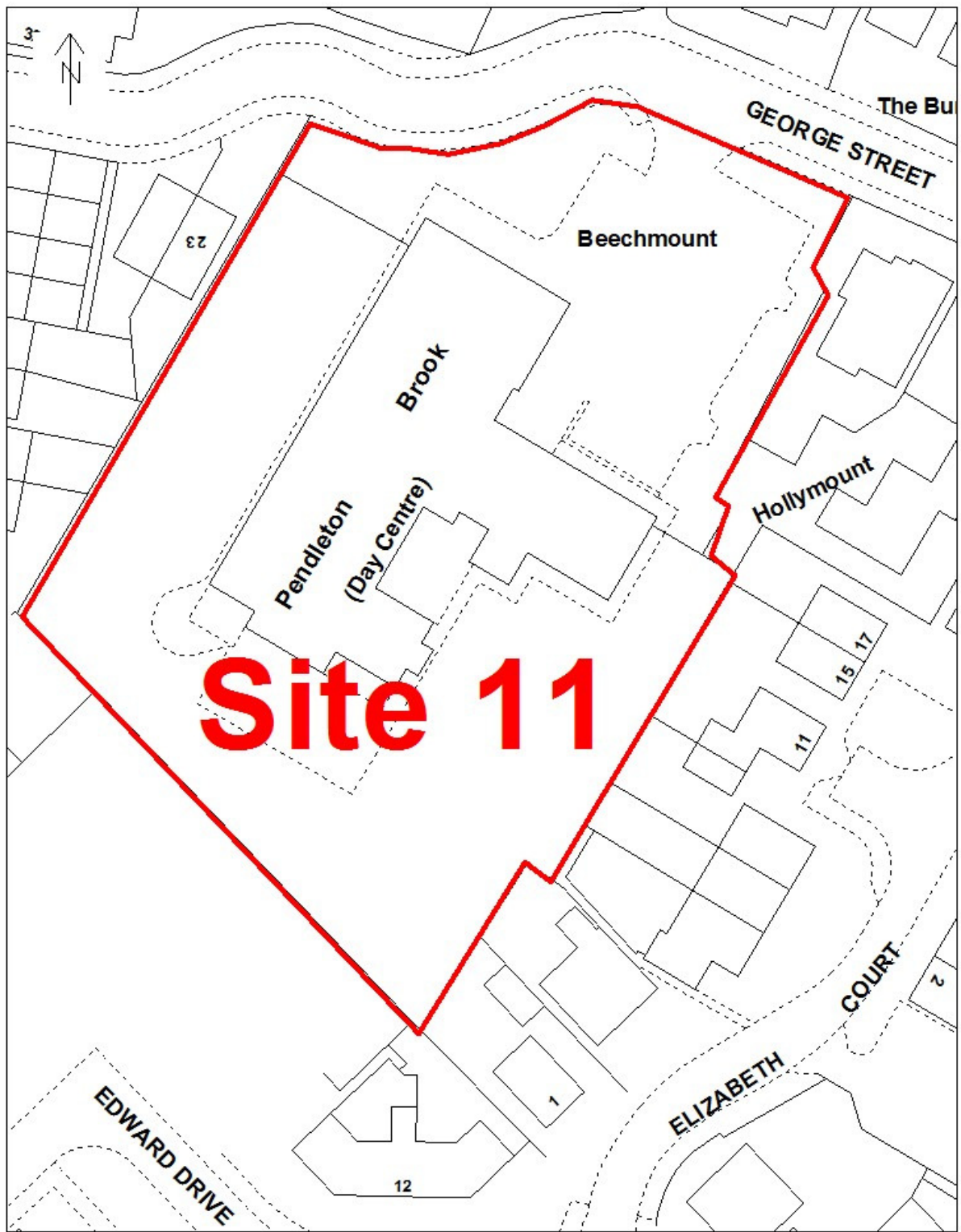


**Site 10: Higher College Farm**

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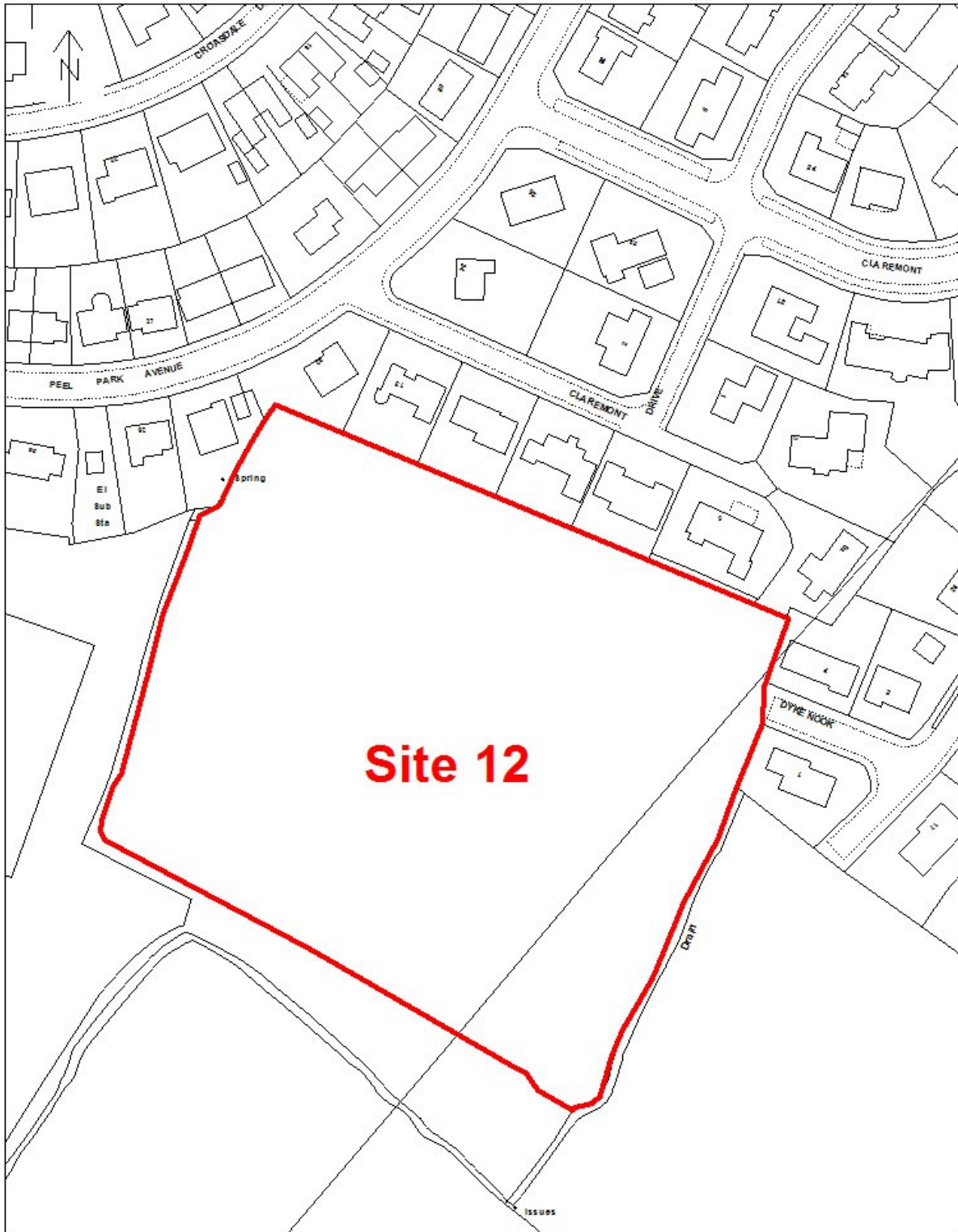




**Site 11: Pendleton Brook D Cntr**

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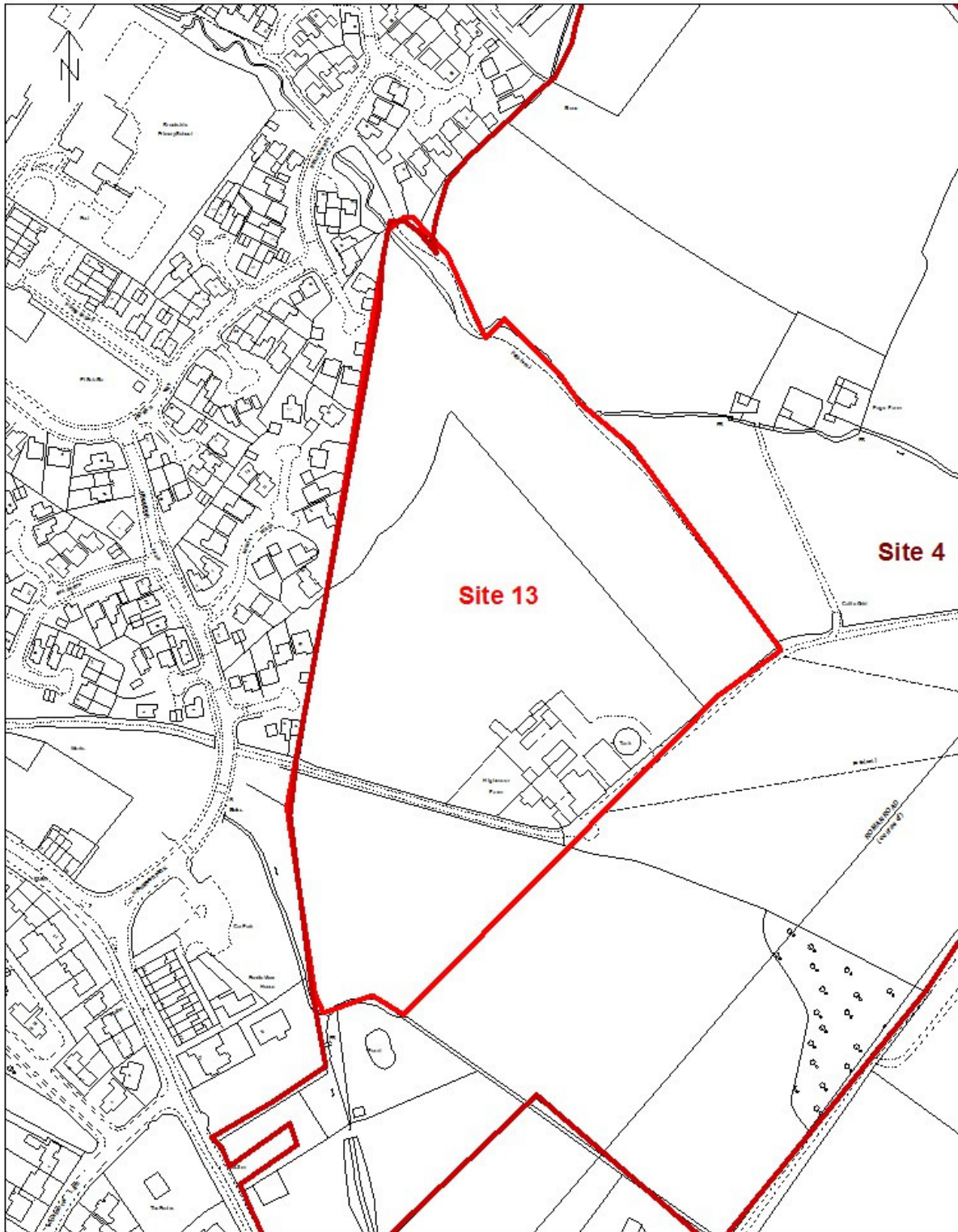
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### **Site 12: West Shays Drive**

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### **Site 13: Highmoor Farm**

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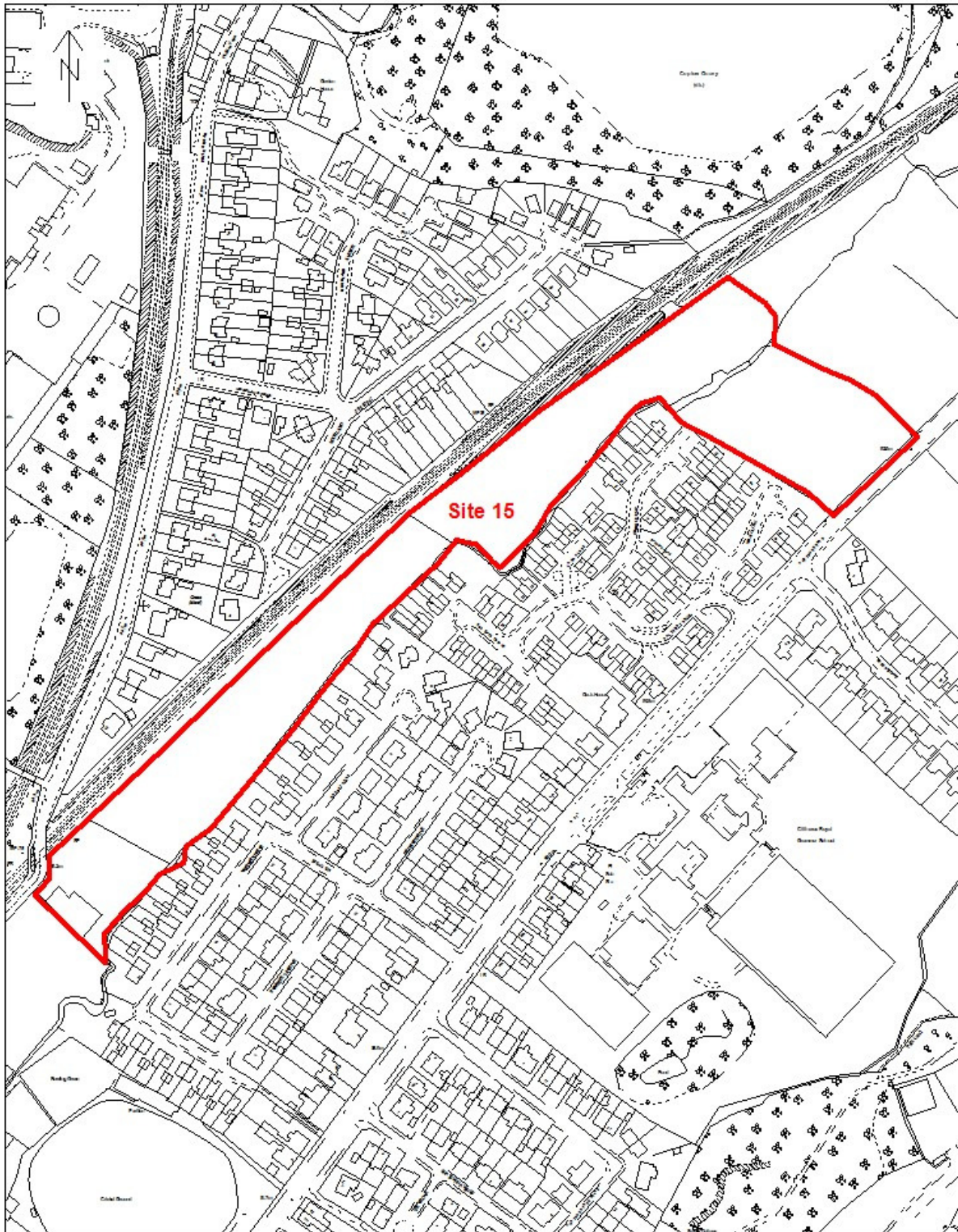




### **Site 14: C Joint Divisonal Off**

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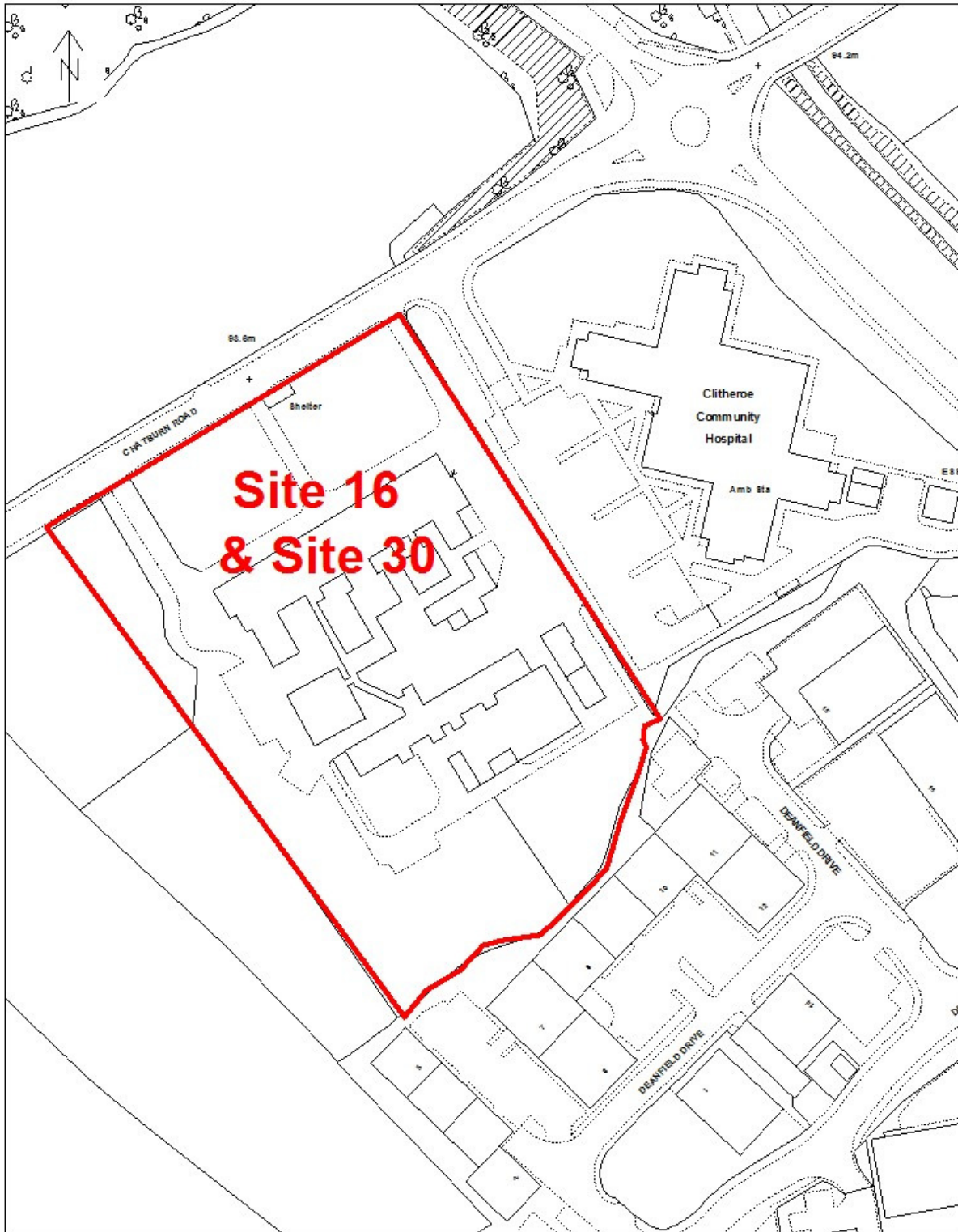


### **Site 15: Chatburn Rd**

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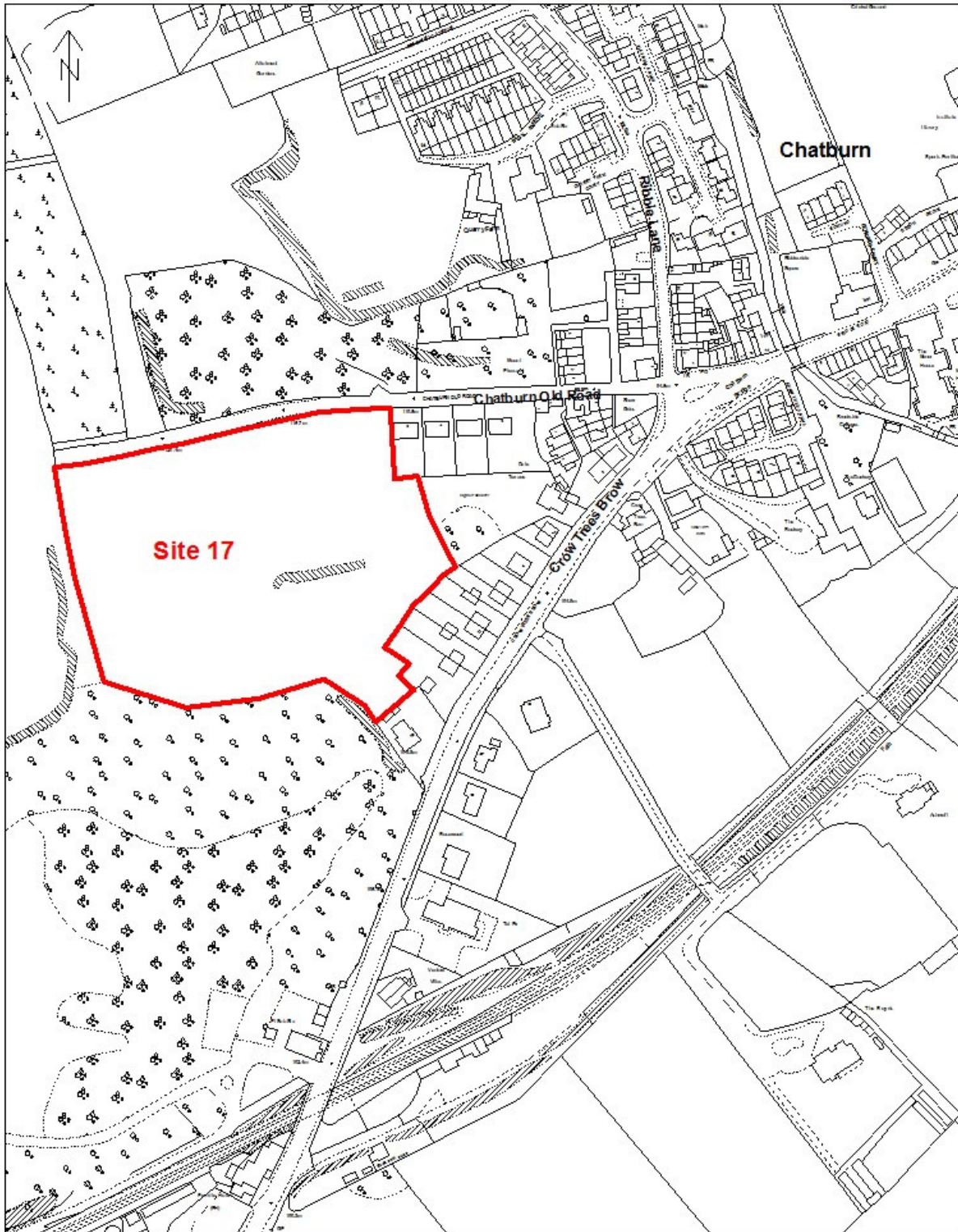




### **Site16&30 Clitheroe Hospital**

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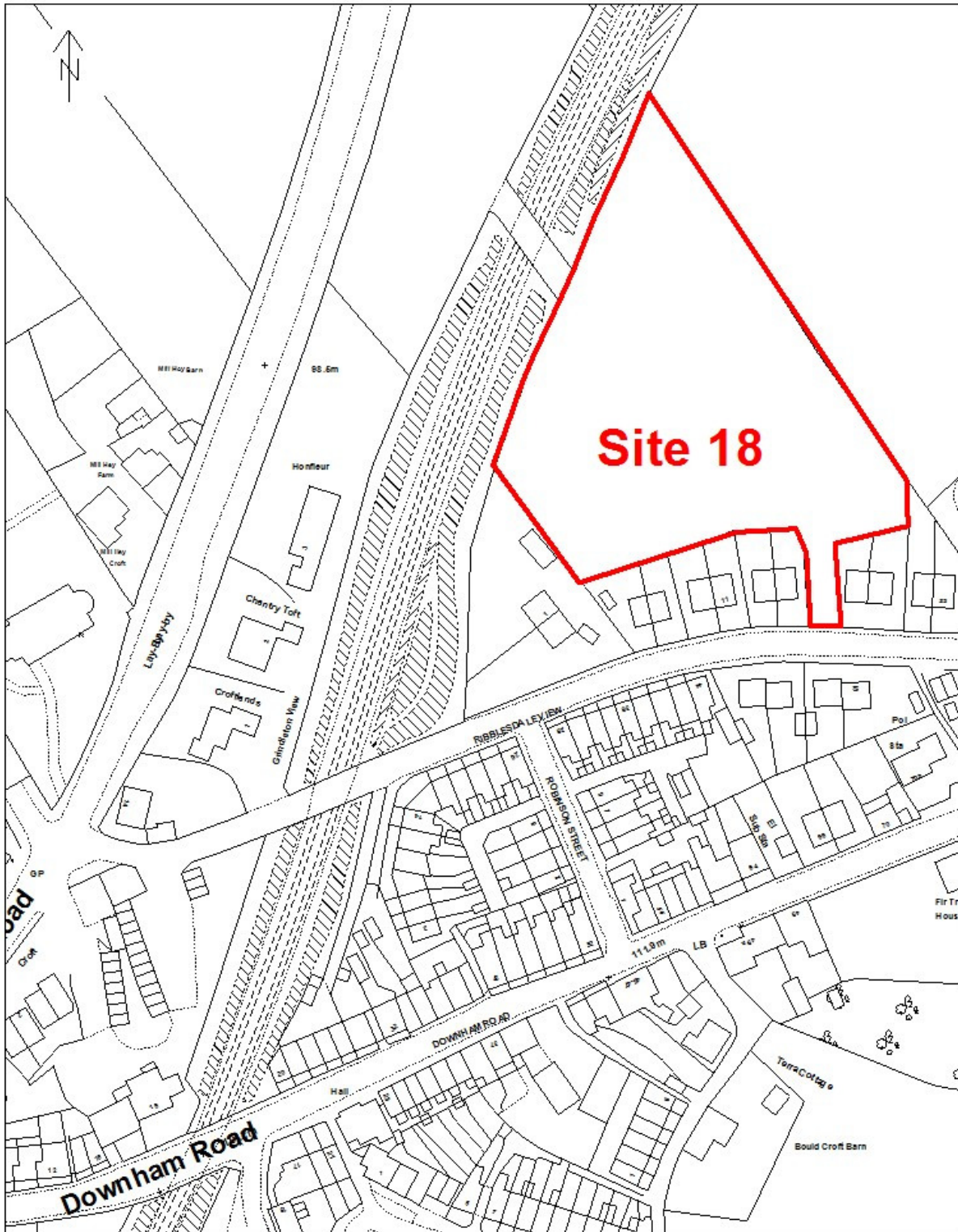


### **Site 17: Chatburn Old Road**

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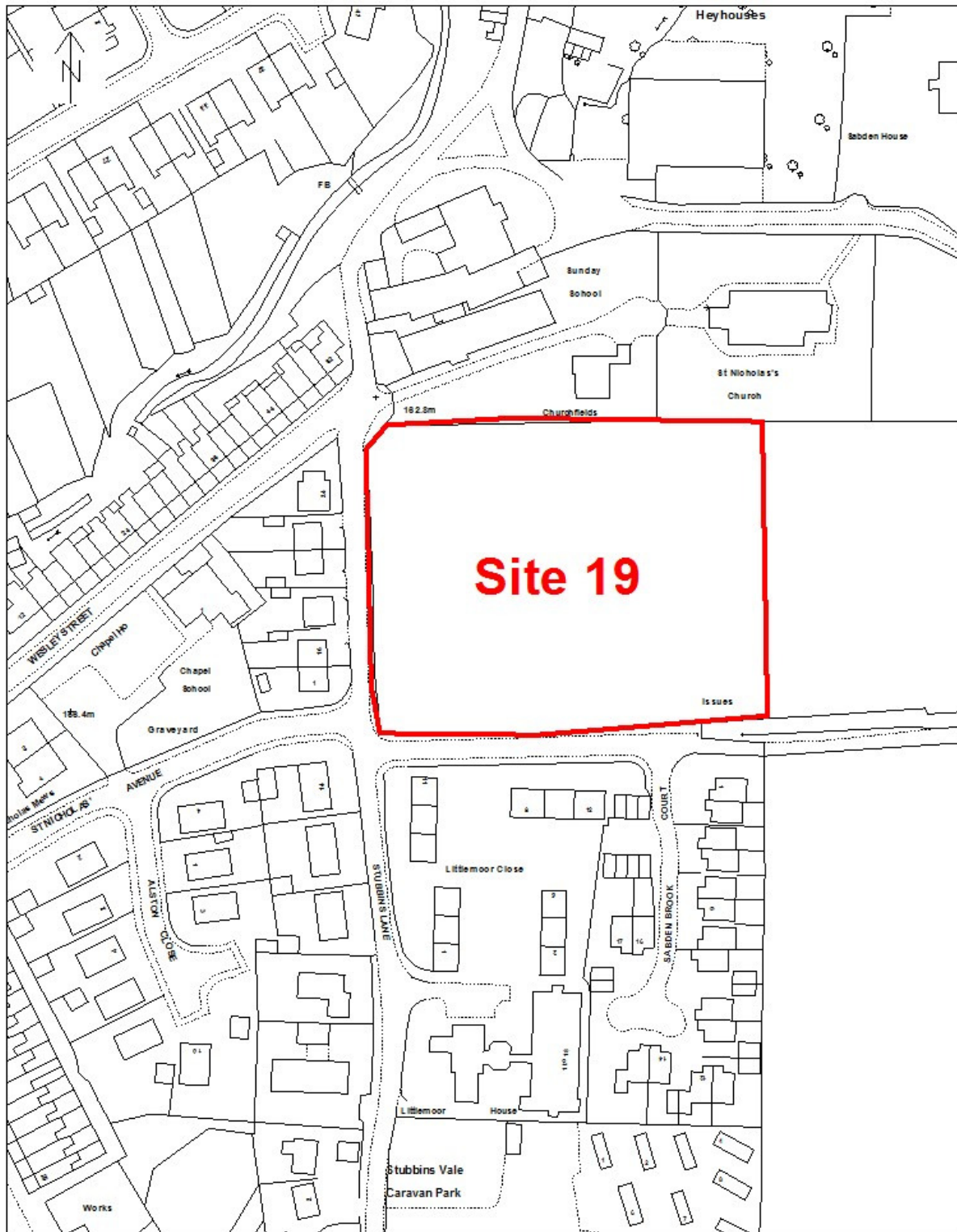




**Site 18:N. of Ribblesdale View**

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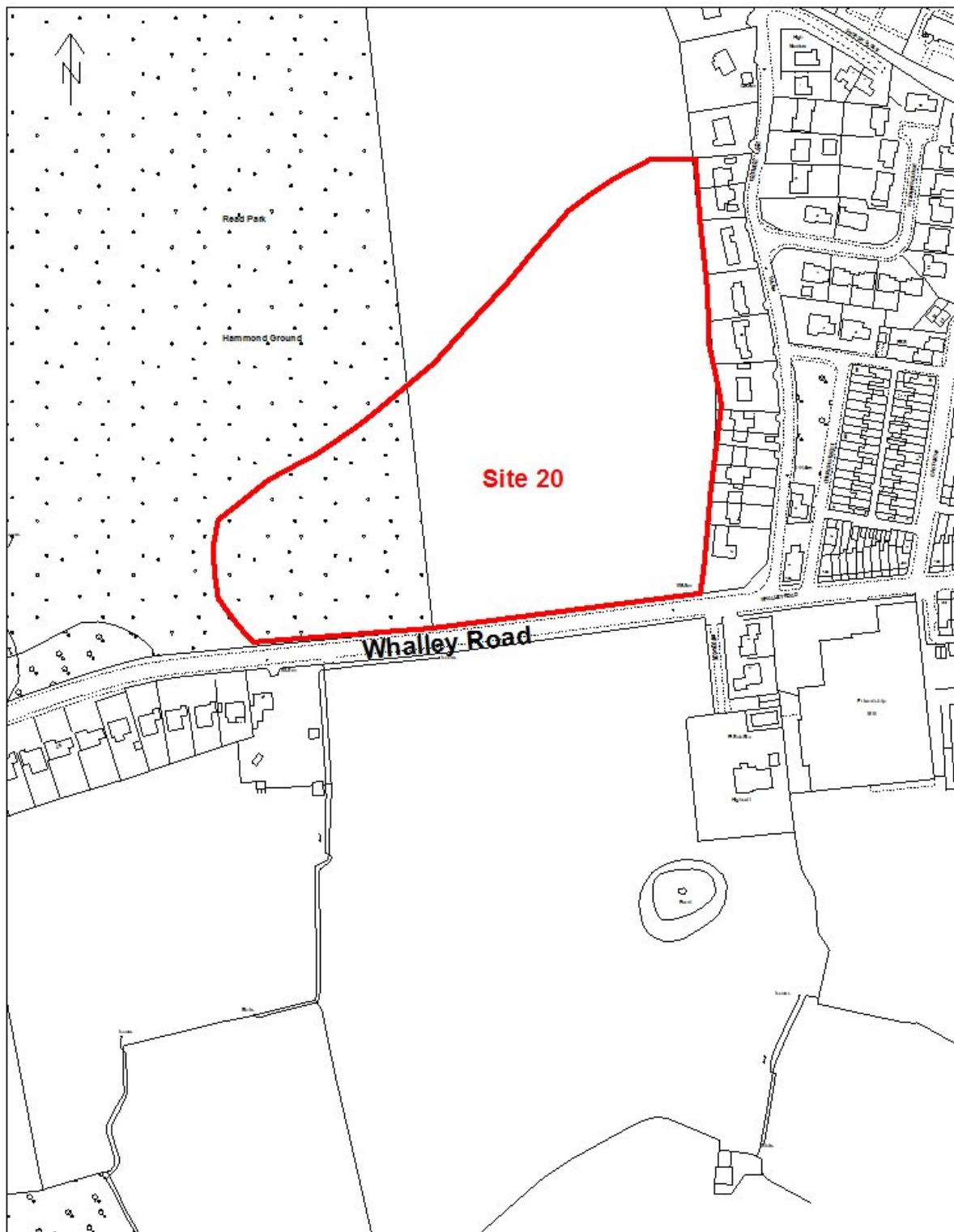


**Site 19: Stubbins Lane**

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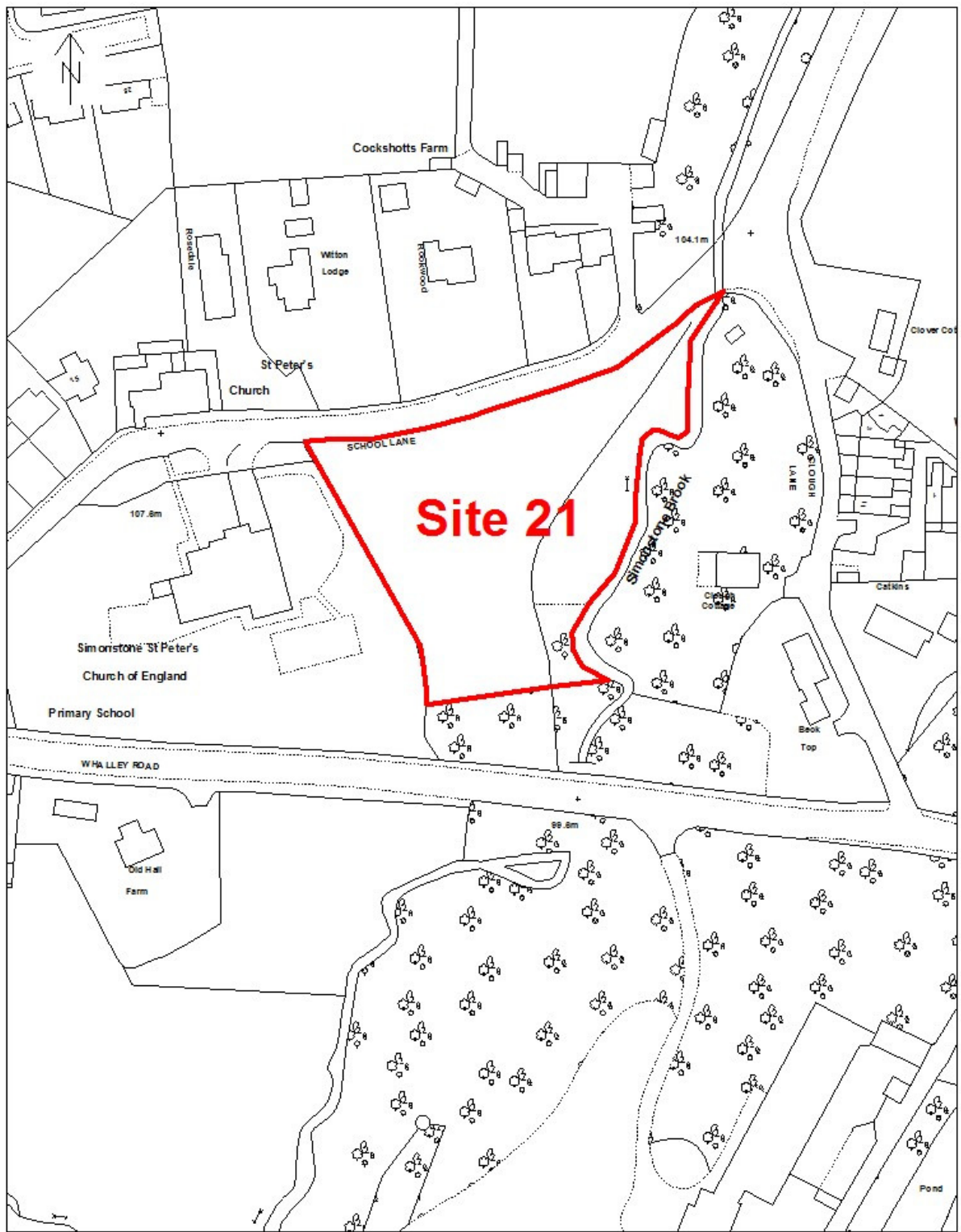




**Site 20: Hammond Ground**

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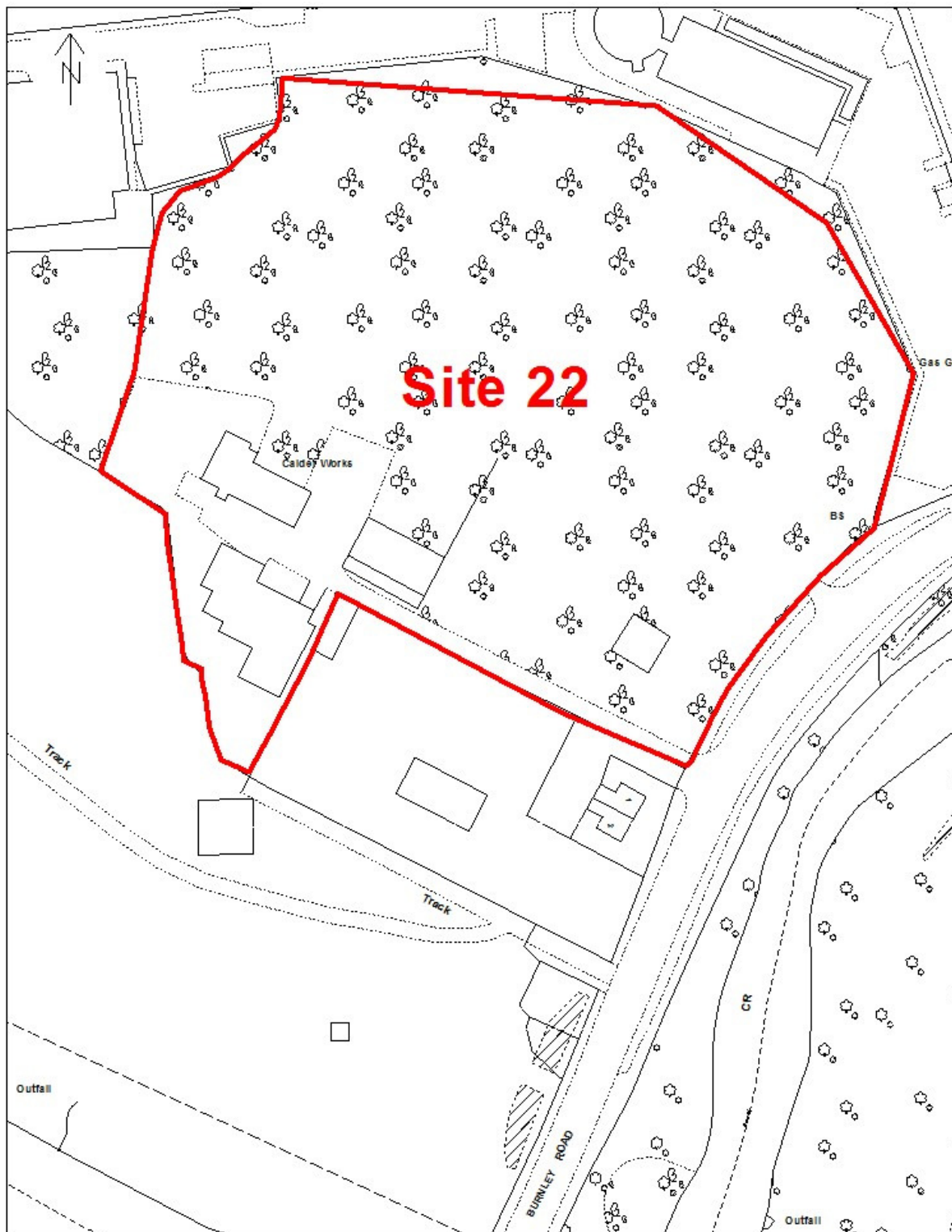
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**Site 21: School Lane**

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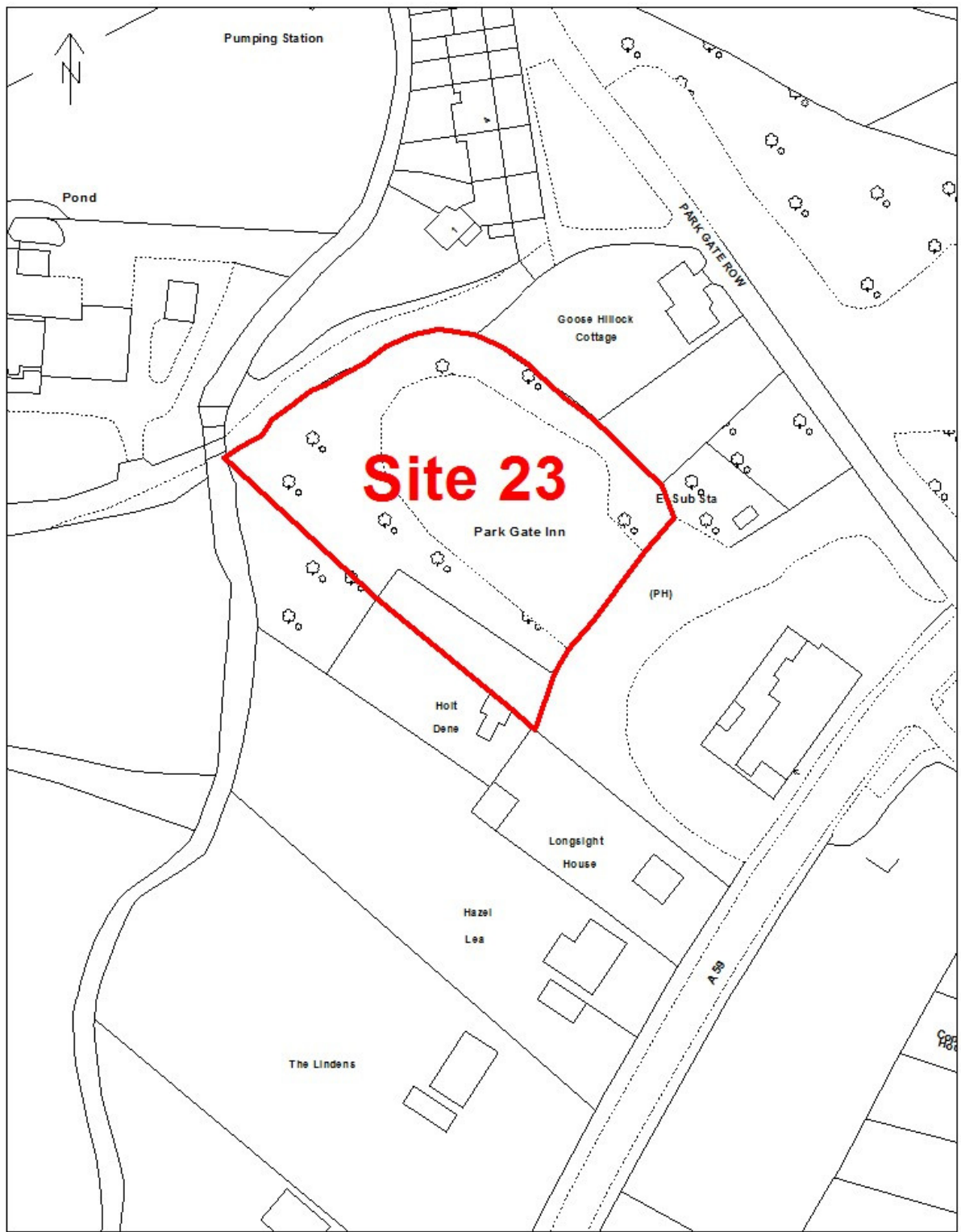


**Site 22: Calder Wrks, Simnston**

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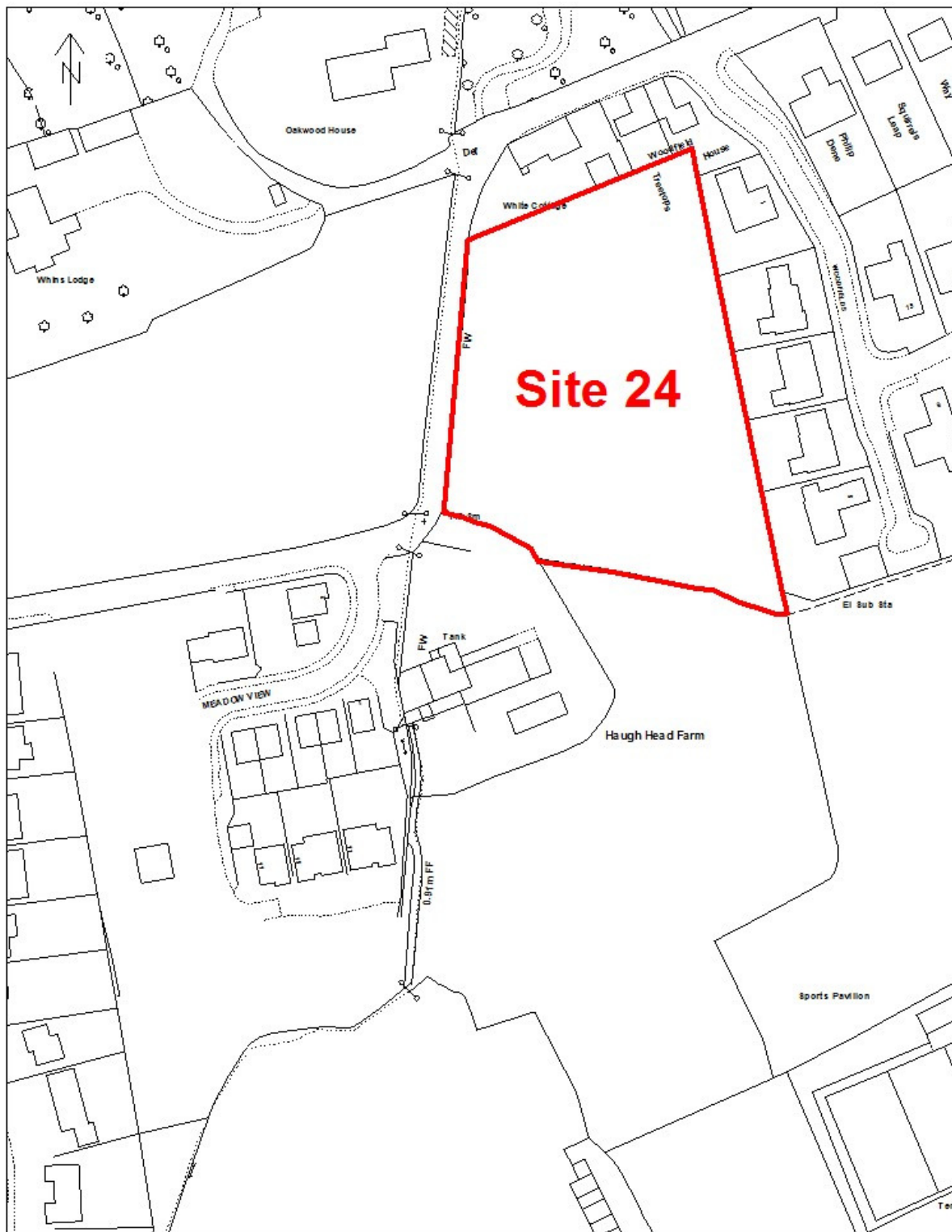


**Site 23: Longsight Rd**

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**Site 24: Adj Haugh Head WhinsL**

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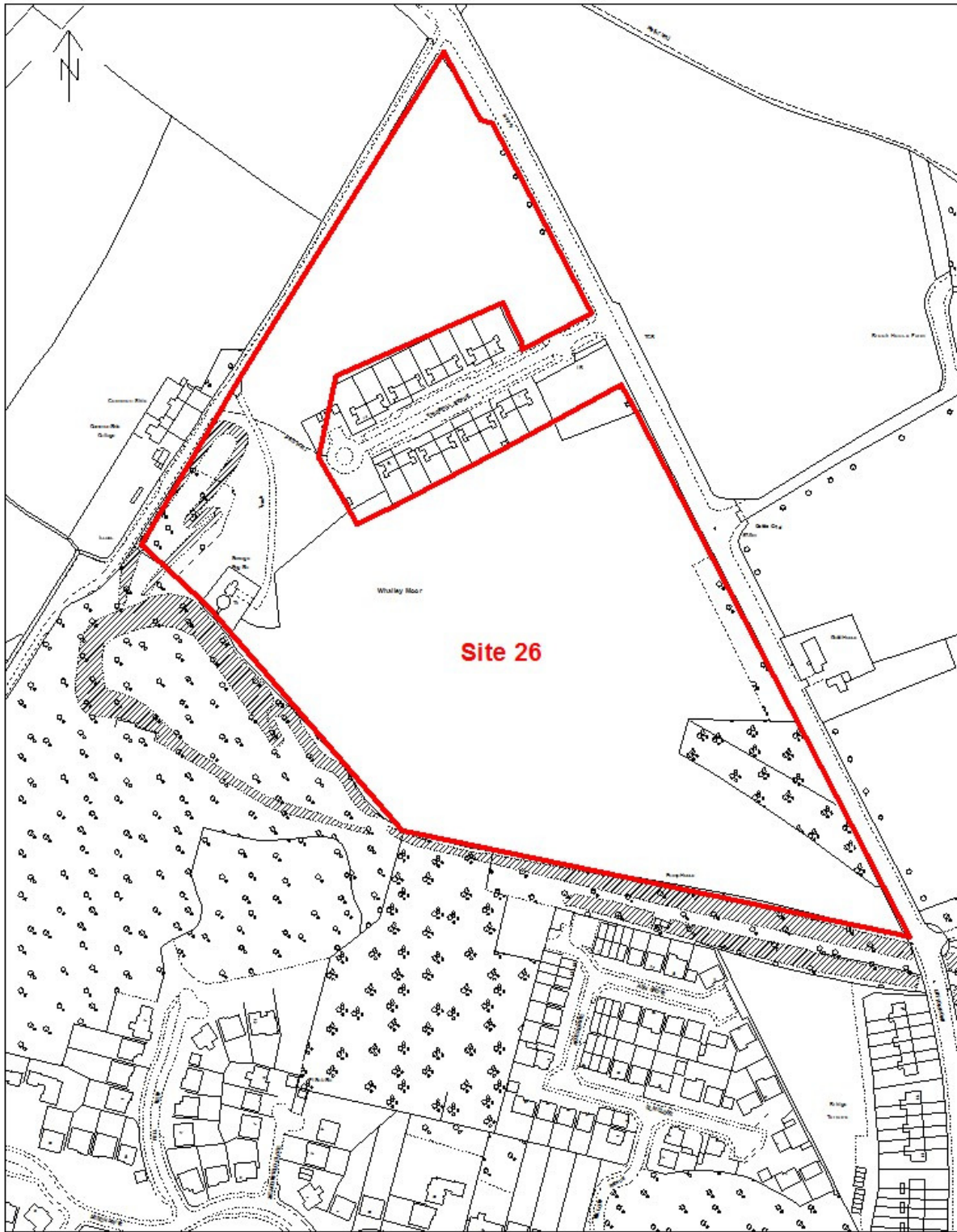
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**Site 25:SE of Main Rd, Gisburn**

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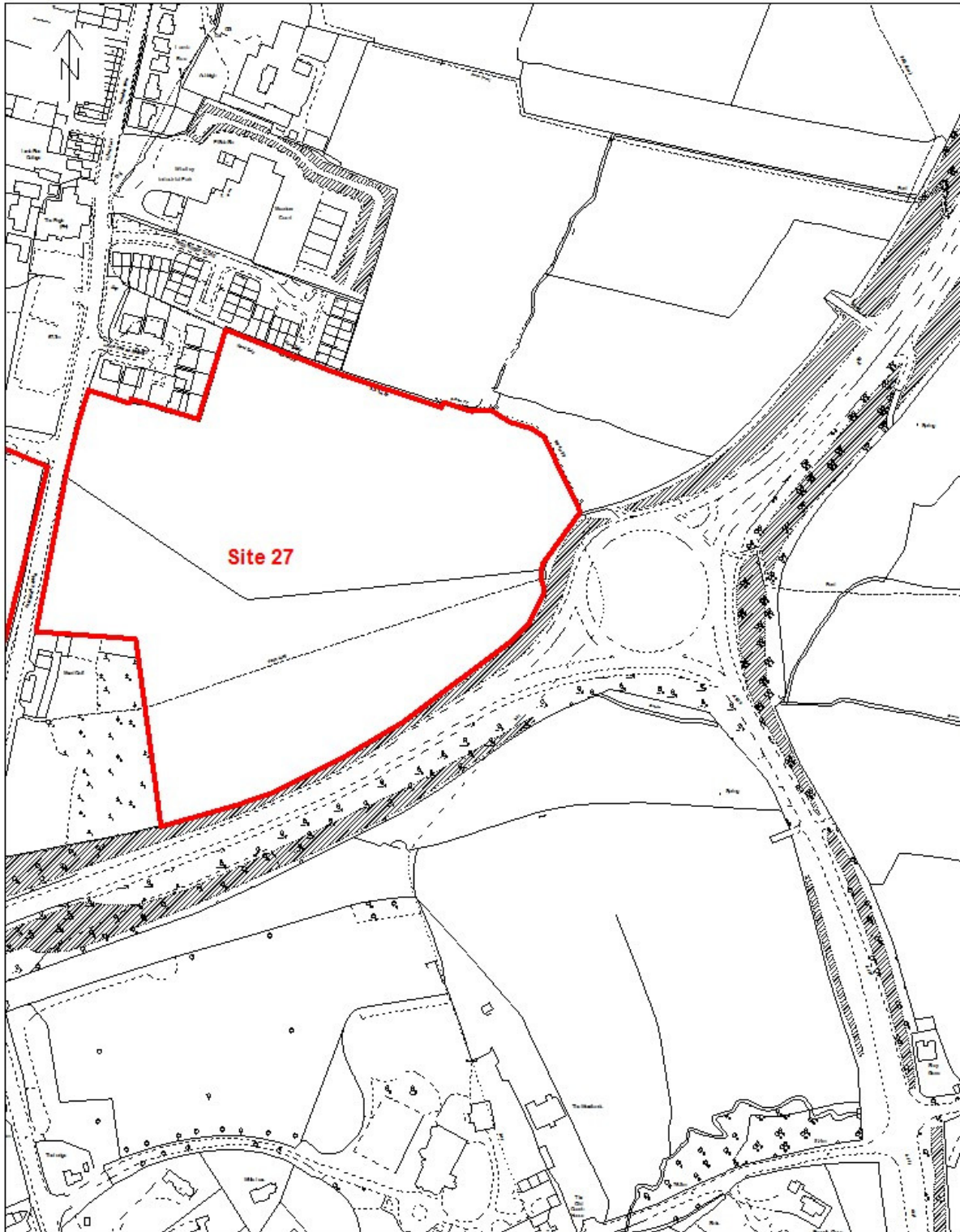


### **Site 26: Mitton Rd Whalley**

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**Site 27: Btwn A59 & Clitheroe Rd**

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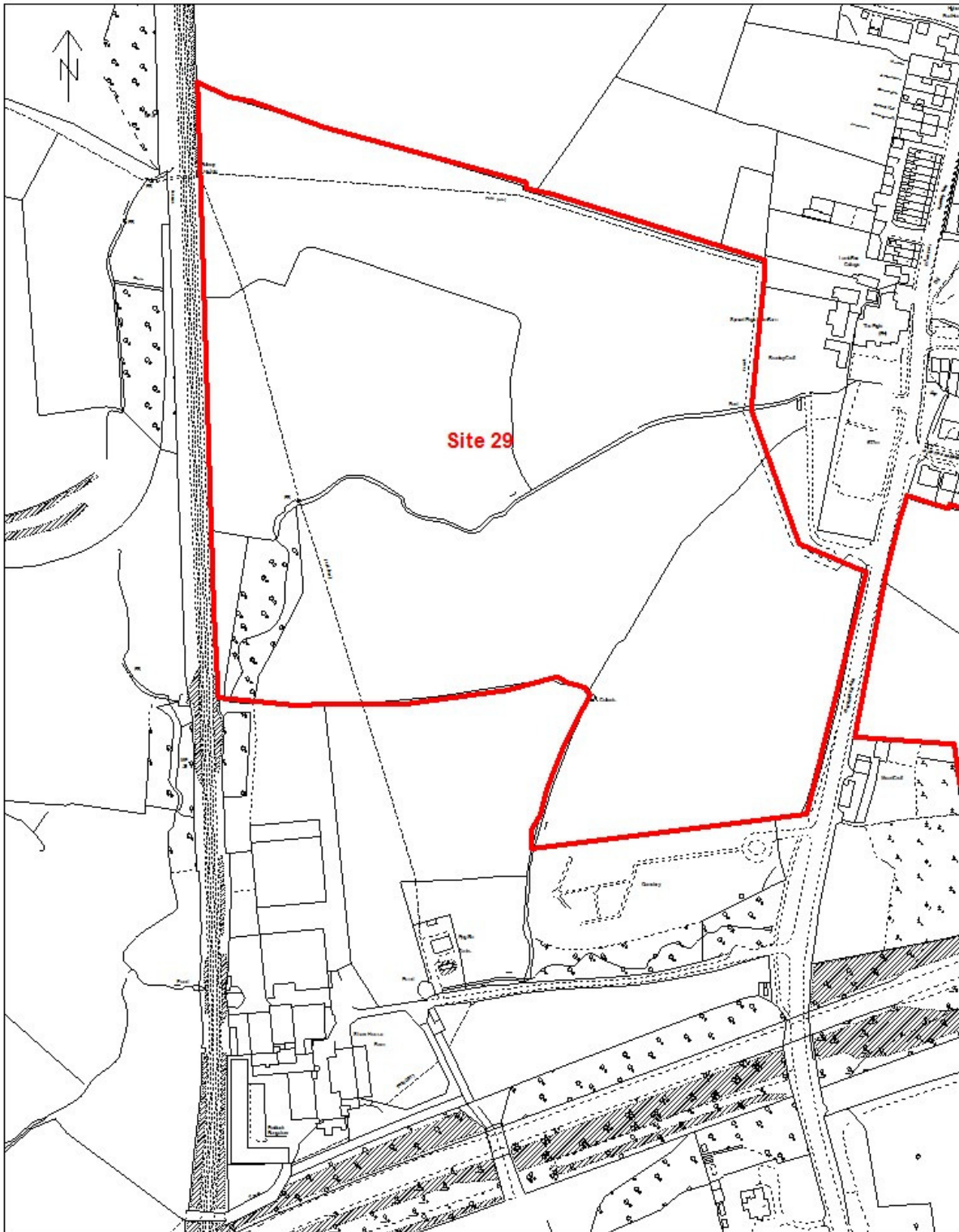




**Site 28: Whiteacre Lane Barrow**

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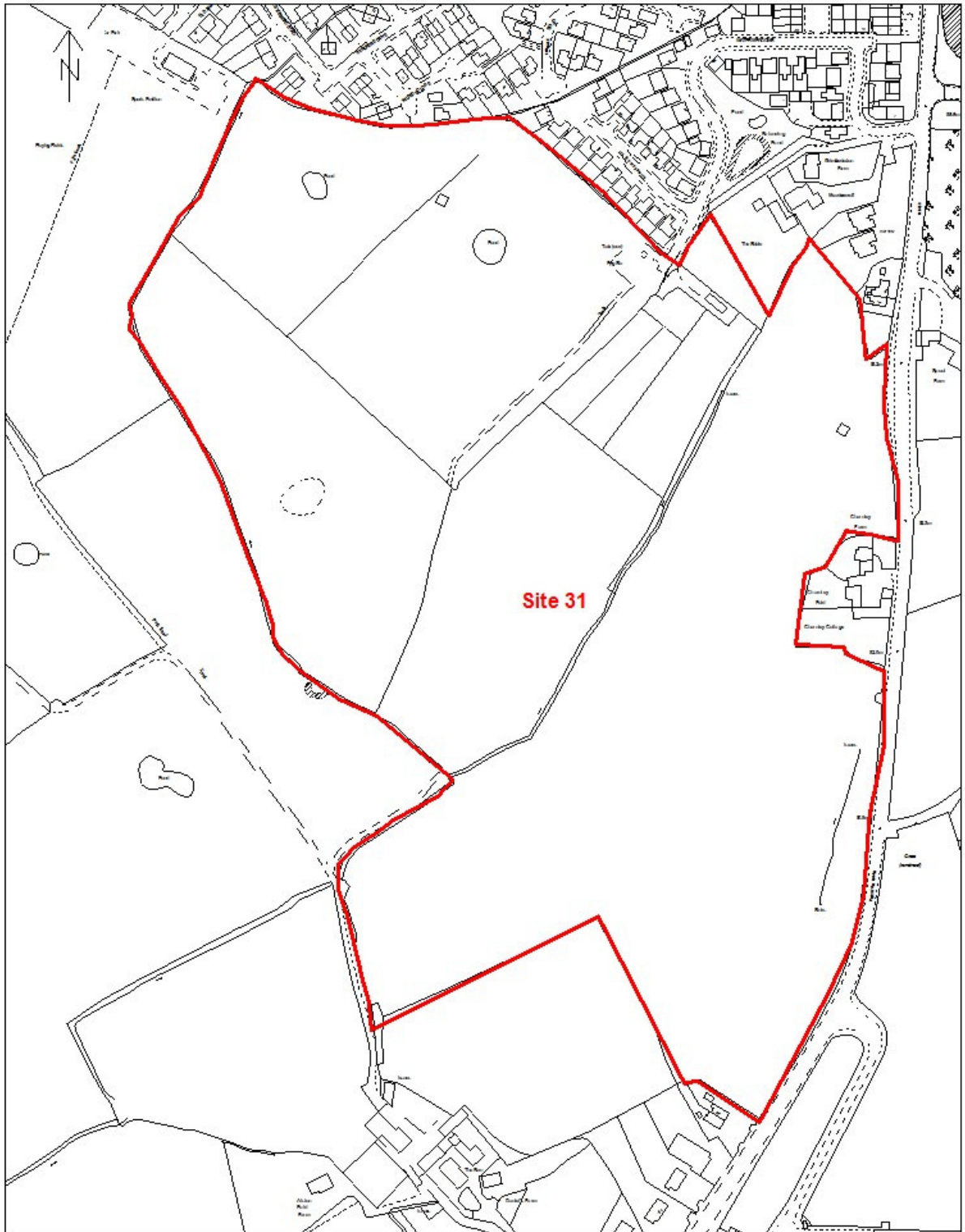
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**Site 29: W.of Clitheroe Rd Brw**

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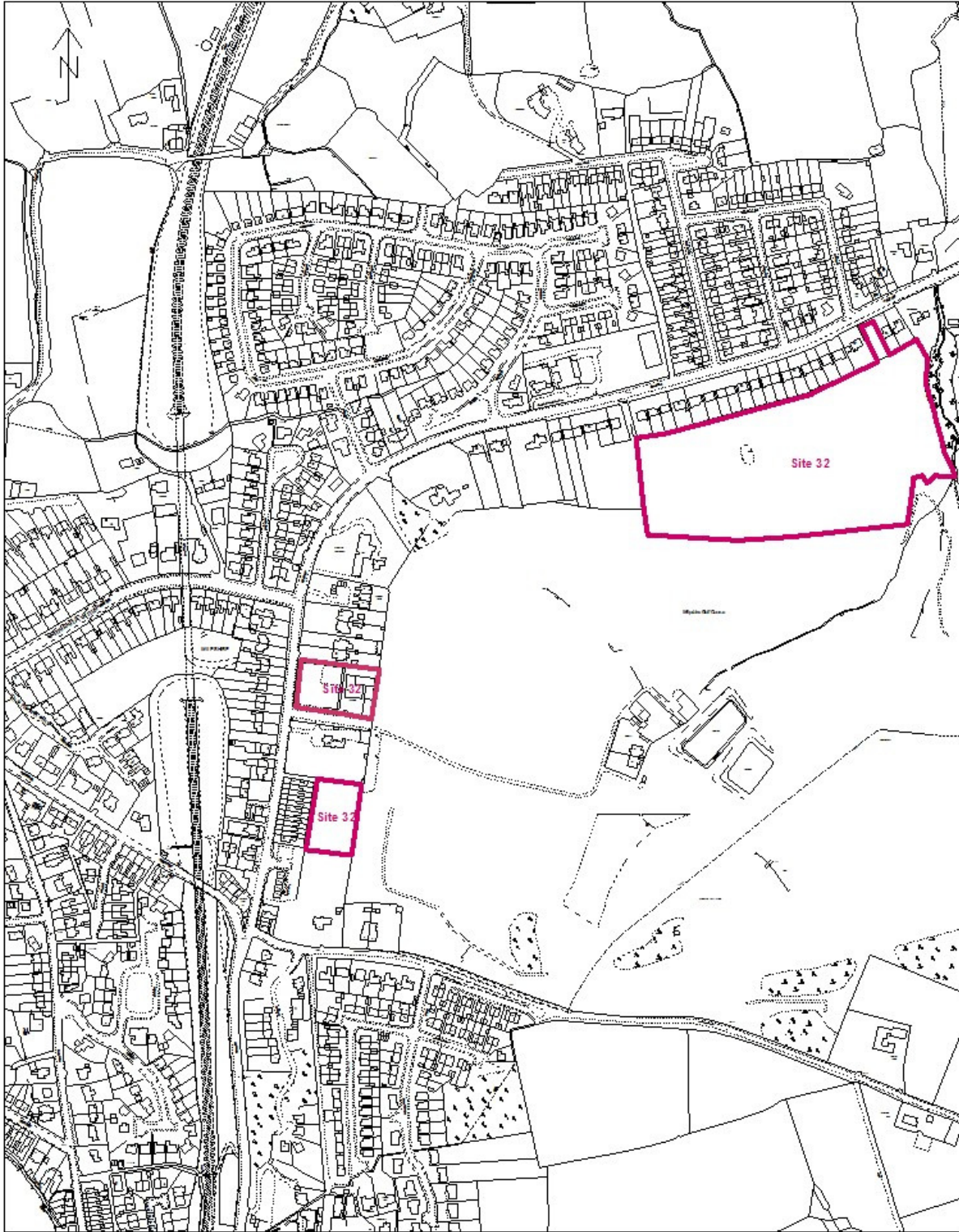


**Site 31:W of Preston Rd, Lngrd**

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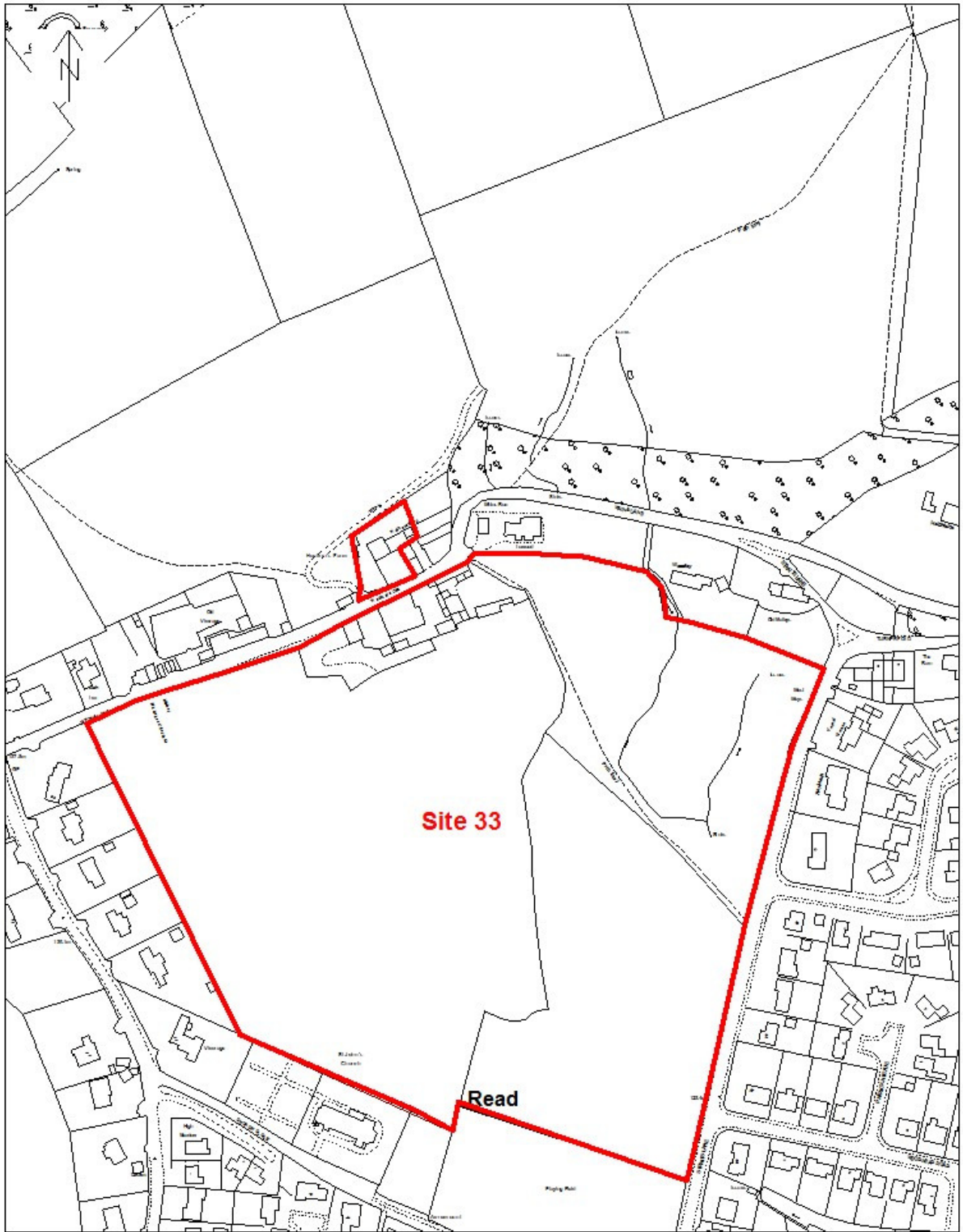


**Site 32: Wilpshire Golf Club**

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**Site 33: Houlikers Farm**

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