



**GL Hearn**

Part of Capita Real Estate

# HED DPD Issue 1 Examination Hearing Statement

**L.H.S. Properties Ltd**

December 2017

## **Prepared by**

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## 1 INSPECTOR'S ISSUE 1

1.1 This Statement is prepared to assist the Inspector with regards Issue 1 session for the Ribble Valley Housing and Economic Development DPD (HED DPD). This should be read in conjunction with GL Hearn's response prepared on behalf of L.H.S Properties Ltd (hereafter called LHS) to the previous consultation on the DPD.

1.2 A separate representation has also been in respect of the following issues and should be read in conjunction with this Statement:

- Issue 2 - Housing

1.3 The Inspector's Issue 1 relates to Legal compliance and states: *has consultation been carried out in accordance with the Statement of Community Involvement and the relevant Regulations; has the DPD been subject to sustainability appraisal; has a Habitats Regulation Screening Report been carried out and has the duty to cooperate been met?*

*Questions:*

***a) Has the Plan been prepared in accordance with relevant legal requirements, including the Duty to Co-operate and the procedural requirements of the National Planning Policy Framework?***

1.4 LHS do not consider that the HED DPD as drafted is sound as it has not been positively prepared, justified or consistent with national policy, the available evidence and the DPD is not deliverable over the plan period.

1.5 This matter is expanded upon with regards the Inspector's further questions below.

***b) Is the Plan in general conformity with the National Planning Policy Framework? Does it reflect the National Planning Policy Framework's presumption in favour of sustainable development?***

1.6 In terms of local plan preparation, para 159 identifies that local planning authorities should have a clear understanding of housing needs in their area. In this respect Council's should prepare a Strategic Housing Market Assessment (SHMA) to assess the full housing needs of the area. This should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period. The SHMA should also be kept up to date when new evidence and information is made available.

1.7 New evidence has been prepared in the form of the Gisburn Housing Needs survey January 2015 (Appendix A), but this does not appear to have been identified as an evidence base document to support the DPD, nor used in the preparation of the document. The key summary points of the survey are:

- Council Tax records reveal that Gisburn has proportionately less stock in the lower two bands of A and B (20%) compared to Ribble Valley (33%) and Lancashire's (58%) profiles. **This profile indicates a lack of affordable housing stock in the parish.**
- The median price for properties sold in the research period Gisburn Parish was £156,000. **This is an indicator of a lack of affordable housing within the parish.**
- The survey shows that of those households that responded, 41 (50%) are in favour of more housing being developed if it were affordable and for local people.

- 1.8 Coupled with this, para 160 expects that LPA's will prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. Footnote 11 of the NPPF is clear that to be considered deliverable *"sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable."*
- 1.9 *The Council prepares on a regular basis an update to their Housing Land Availability Schedule (HLAS), but LHS have some serious concerns around the robustness of the document in terms of its assumptions, delivery rates and inconsistency in terms of the delivery proposed between the regular assessments. This is expanded upon further in the LHS's response on the Inspector's Issue 2.*
- 1.10 The NPPF at paragraph 47 requires Local Planning Authorities to *"boost significantly the supply of housing"* in order to *"provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in plan period) to ensure choice and competition in the market for land"*. The NPPF is clear that where there has been a record of *"persistent under delivery of housing"* that Local Planning Authorities (LPAs) should increase the buffer to 20%.
- 1.11 Currently Ribble Valley are only calculating their buffer at 5%, despite there being a shortfall of 649 dwellings over the last 10 years, based on the annual requirement of 280 units. It is also noted that this buffer is only imposed on the shortfall, not the total requirement. Notwithstanding that LHS have some concerns over the deliverability of sites within the five year position, which is expanded further in the Issue 2 Statement, the annual requirement is currently calculated at 430 dwellings (according to the Council's assessment) in order to deliver the remaining housing requirement over the plan period.
- 1.12 LHS consider that given the persistent shortfall of dwellings over a 10 year period, a 20% buffer should be imposed on the 5 year requirement and the shortfall, not just the shortfall. The revised annual requirement for Ribble Valley is calculated below:

**Table 1: Ribble Valley Annual Housing Requirement**

<b>Annual requirement</b>	<b>280</b>
<b>Five year requirement (5x280)</b>	1400
<b>Shortfall to date</b>	649
<b>Total requirement</b>	2,049
<b>Buffer at 20%</b>	410
<b>Total five year requirement</b>	2,459
<b>Annual requirement</b>	492

1.13 The NPPF at paragraph 55 states that:

*“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities”*

1.14 In respect to the NPPF section 3 relates to supporting prosperous rural communities. Paragraph 28 states that *“Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development”*.

1.15 This is further supported by paragraph 70 of the NPPF which identifies that *“to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

*“ensure an integrated approach to considering the location of housing, economic uses and community facilities and services”*.

1.16 LHS have concerns that the DPD is not positively prepared, nor does it reflect the requirements of the NPPF in terms of

- Its evidence base;
- The robustness of its HLAS;
- The assessment of the housing requirement and the use of an incorrect buffer; and
- Promoting sustainable rural development

***c) Is the Plan consistent with the Core Strategy and is it capable of meeting its objectives?***

1.17 The Core Strategy identifies that the key issues and challenges which need to be addresses with the Core Strategy (para 2.14), which includes:

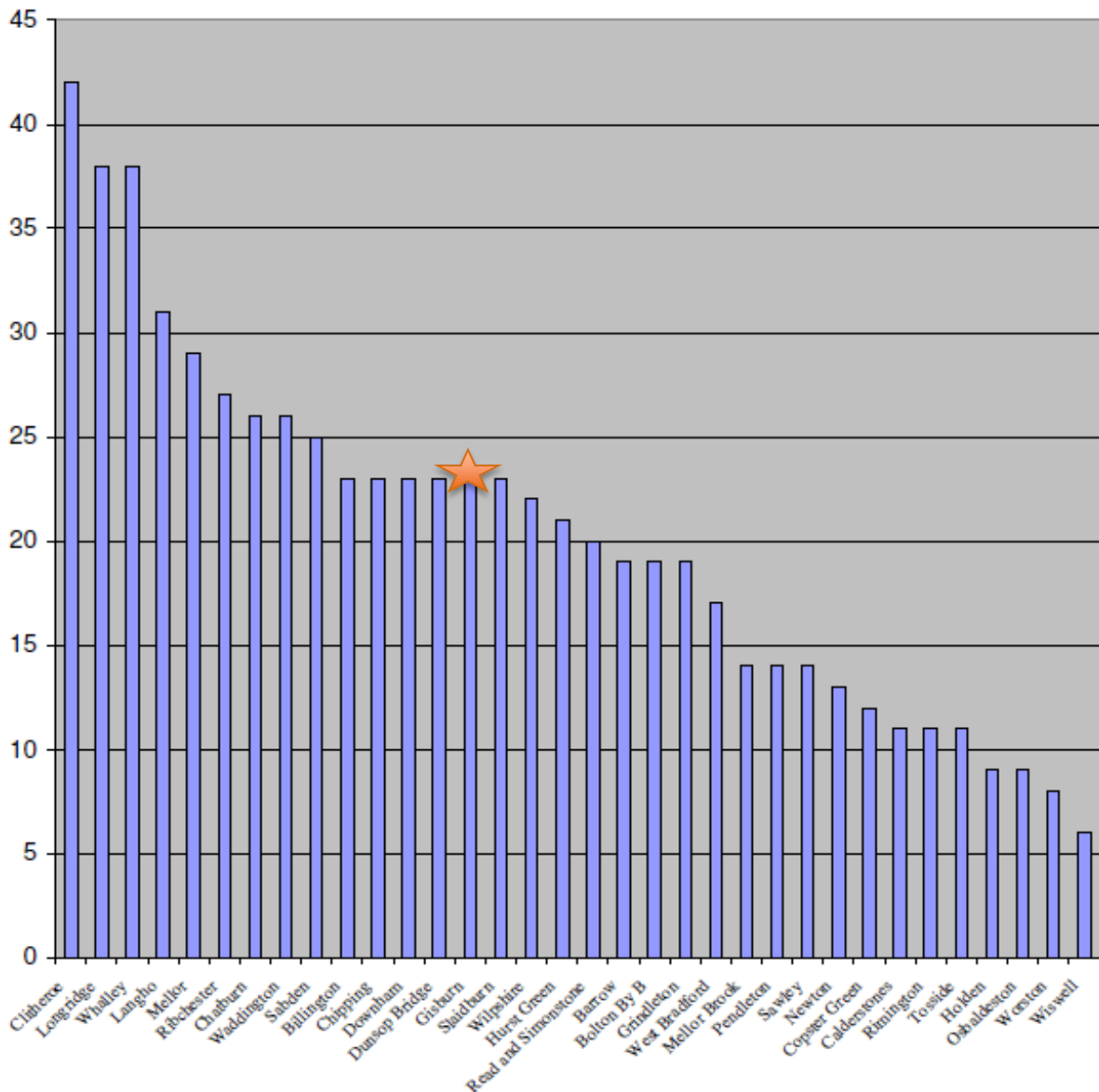
- High and affordable house prices; and
- Sustainable villages

1.18 Para 2.29 identifies the importance of Housing Needs Assessments and states that *“this provides valuable information on the future housing needs of a settlement and is particularly useful in feeding into the SHMA and also when dealing with applications for the provision of affordable housing”*.

1.19 The settlement hierarchy is also identified and this reports that (para2.32) that *“the settlement hierarchy is designed to assist in making decisions about the scale and future location of new development across the Borough. The hierarchy forms an important part in deciding which rural settlements should be the focus of new development as a part of ensuring that any such development is socially, environmentally and economically sustainable”*.

1.20 The evidence base for the settlement hierarchy was updated just before the Core Strategy EiP (Appendix B) and this identifies that Gisburn is one of the more sustainable settlements and as such is capable of accommodating a reasonable proportion of the housing needs within the Ribble Valley.

**Table 2: Ribble Settlement Hierarchy Summary**



- 1.21 The Core Strategy identified Gisburn as a Tier 1 settlement and this therefore confirms the evidence base finding that Gisburn is one of the more sustainable settlements.
- 1.22 Policy H1 seeks to make land available for 5,600 units over the plan period. It is also noted that para. 6.4 states that, “*These figures will be treated as a minimum target unless otherwise determined*” (our emphasis). The Core Strategy seeks to allocate around 1,000 units into the more sustainable settlements. Of this, Gisburn was allocated only 16 units, or around 1.6% of this tiers allocation.
- 1.23 The core strategy clearly expects that development is to be distributed throughout the settlements, but this has not been undertaken proportionately or with regards the to the evidence base.
- 1.24 The allocation of dwellings in Gisburn has already been delivered, indeed Prospect have delivered 30 units within the settlement within the last 2 years. There is a clear market demand in Gisburn and the latest housing needs assessment for the settlement clearly raises issues with the affordability of housing within the parish.
- 1.25 Aligned with this, the Gisburn Housing Needs Assessment also identified that of those households that responded, 41 (50%) are in favour of more housing being developed if it were affordable and for local people
- 1.26 Overall the key Core Strategy requirements of making housing more affordable and supporting the sustainability of settlements, along with boosting the supply of housing as required by the NPPF, will not be delivered without further housing in Gisburn over the plan period.

***d) Are appropriate arrangements in place to ensure proper monitoring of the Plan?***

- 1.27 No comments

***e) How have the Housing Needs Assessment and Economic Strategy which formed part of the Core Strategy evidence base informed this DPD?***

- 1.28 No Comment

## 2 CONCLUSION

- 2.1 LHS do not consider that the HED DPD as drafted is sound as it has not been positively prepared, justified or consistent with national policy, the available evidence and the DPD is not deliverable over the plan period.
- 2.2 Specifically LHS have concerns does it reflect the requirements of the NPPF in terms of
- Its evidence base;
  - The robustness of its HLAS;
  - The assessment of the housing requirement and the use of an incorrect buffer; and
  - Promoting sustainable rural development
- 2.3 Furthermore, the Core Strategy clearly expects that development is to be distributed throughout the settlements, but this has not been undertaken proportionately or with regards the to the evidence base.
- 2.4 The disproportionately low allocation of dwellings in Gisburn has already been delivered, indeed Prospect have delivered 30 units within the settlement within the last 2 years. There is a clear market demand in Gisburn and the latest housing needs assessment for the settlement clearly raises issues with the affordability of housing within the parish.
- 2.5 Aligned with this, the Gisburn Housing Needs Assessment also identified that of those households that responded, 41 (50%) are in favour of more housing being developed if it were affordable and for local people.
- 2.6 Overall the key Core Strategy requirements of making housing more affordable and supporting the sustainability of settlements, along with boosting the supply of housing as required by the NPPF, will not be delivered without further housing in Gisburn over the plan period.
- 2.7 For the reasons set out above, LHS consider that Gisburn should be provided with a further residential allocation in order to significantly boost the supply of housing as required by the NPPF, address the housing needs in Gisburn and assist with the issues of affordability within this sustainable settlement.



## **Appendices**

### **APPENDIX A: Gisburn Housing Needs Survey 2015**



# Ribble Valley Borough Council

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

## **GISBURN**

# **HOUSING NEEDS SURVEY**

**Report prepared by John Barber  
Housing Officer  
January 2015**

# **GISBURN HOUSING NEEDS SURVEY**

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Appendix 2 – Summary of Comments

Appendix 3 – Breakdown of Housing Need

## **GISBURN HOUSING NEEDS SURVEY REPORT** **January 2015**

### **SUMMARY AND KEY FINDINGS**

#### **AIM**

To investigate the local affordable housing need for the parish of Gisburn in Ribble Valley.

#### **SURVEY DISTRIBUTION AND RESPONSE**

In agreement with Gisburn Parish Council, Ribble Valley Borough Council prepared a survey for distribution (see Appendix 1). The questionnaire was based on the Department of Environment Food and Rural Affairs' (DEFRA) revised Housing Needs Survey Form, dated November 2005, and produced in partnership with the Housing Corporation and the National Network of Rural Housing Enablers.

The questionnaire asked questions to establish present and future housing needs especially for local persons who were seeking 'affordable housing' as defined by the Nation Planning Policy Framework March 2012. as social rented, affordable and intermediate housing provided to eligible households whose needs are not met by the market. This includes young people leaving home, older people downsizing and those needing larger or smaller family homes.

The survey forms were posted during week ending 14<sup>th</sup> November 2014 to 227 households within the Parish of Gisburn (see Figure 1), in accordance with Ribble Valley's Council Tax records. Householders were allowed four weeks for completion of the survey forms, to be returned by prepaid post to the Rural Housing Enabler by the 12<sup>th</sup> December 2014. Additional survey forms were made available for anyone likely to have a local affordable housing need in the next five years, who had previously lived in the parish but had moved away due to lack of housing.

Out of the 227 survey forms issued and a total of 84 replies were received, a response rate of 36% to the survey, a very good response rate in comparison to other local Housing Needs Surveys undertaken by Ribble Valley. The results of the survey are detailed in his report.

**It is important to note that all data is analysed including incomplete forms and duplicate answers where only one response is requested. This can lead to some disparity in response numbers.**

### **SUMMARY AND KEY FINDINGS**

The key points regarding the housing market and its context in Gisburn parish are as follows: -

- Council Tax records reveal that Gisburn has proportionately less stock in the lower two bands of A and B (20%) compared to Ribble Valley (33%) and Lancashire's (58%) profiles. **This profile indicates a lack of affordable housing stock in the parish.**
- From Land Registry records, the **'average sale price' of properties within the parish of Gisburn was £197,153 this was for the period November 2013 to November 2014 and totalled only 13 sales.** The lowest sale price in Gisburn's postcode area during this period was **£75,000 for a 2 bed-roomed terraced cottage in need of renovation.**
- The median price for properties sold in the research period Gisburn Parish was £156,000. **This is an indicator of a lack of affordable housing within the parish.**
- From research into the current advertised open market values, at the time of research, the lowest advertised sale price in Gisburn parish was for a 1 bed-semi-detached mews property at £139,995. The most expensive property offered for sale is a 5 bed roomed detached house for **£1,299,000**
- Comparing the average prices of the relatively few properties sold in the combined parishes of Gisburn, the average price of all properties sold in Ribble Valley is 7% lower and in Lancashire 5% higher.

- Of the 26 respondents to Q8 in the survey regarding property size; 2 (8%) wanted a 1 bed-roomed property 8 (31%) a 2 bed-roomed property, 6 (23%) a 3 bed-roomed property and 6 (23%) a 4 bed-roomed property. (See Appendix 3).
- 26 responded to Q6 regarding preferred tenure of these 16 (62%) would like to buy their own home either on the open market, discount buy or shared ownership and 6 (23%) wanted to rent respondents buying on open market and 30 preferring discount for local people.
- Of the respondents 2 needed special requirements and 1 wanted sheltered housing.
- Although there is intense competition for affordable properties, the number of respondents in housing need who have registered with the local authority and housing providers is low (4=15%).
- The survey shows that of those households that responded, 41 (50%) are in favour of more housing being developed if it were affordable and for local people.
- **All percentages are to the nearest whole decimal point.**

## 1. INTRODUCTION

Ribble Valley Borough Council in agreement with Gisburn Parish Council undertook a Housing Needs Survey in November 2014.

The area included in the survey broadly covers the BB7 4 postcode as shown in Figure 1.

The survey aims to provide an indication of the number, type and cost of affordable of housing that is required within the parish. It has to be recognised, however, that any survey of this kind has its limitations:

- People's responses express their aspirations as well as need. Whilst it is necessary to take account of these when considering need, affordable housing is based on actual need. For example, although a single person may state a preference to live in a two or three bedroom property, in reality they may only qualify for a one-bedroom unit.
- The survey does not identify those who have already left the area due to lack of affordable housing; those that work but do not live in the parish; or those living without a fixed address.
- Further work is required to explore the needs of those requiring support and care.

### 1.1 Gisburn

Gisburn Parish is an area of beautiful countryside, with rolling pastures small woodlands, hedge lined lanes and with the River Ribble flowing through it. It is a thriving agricultural parish, within Ribble Valley, and is situated to the northeast of the borough. The A59, between Clitheroe and Skipton runs through the Parish and the village where it is bordered to the east by the borough of Pendle. It is approximately 7 miles northeast from Clitheroe Town Centre, 3 miles northwest from the Market town of Barnoldswick and 6 miles northwest from Colne Town Centre. The Village has picturesque stone cottages, a partly cobbled main street and a large magnificent 17th century Inn. The Medieval church, St. Mary's, with its large graveyard and sturdy tower dominates the centre of the village. Set back from the village, Gisburn Park (Private) hospital. Part of the parish, to the northwest incorporating part of the Gisburn Park Estate, is within the Forest of Bowland Area of Natural Beauty (AONB). While, the village centre of Gisburn is classified as a Conservation Area.

The population of the parish is approximately 573<sup>1</sup>. There are regular bus services to Skipton, Barnoldswick, Clitheroe and Preston. The parish has a vibrant agricultural community with many businesses and a local primary school as well as; a village shop; a public house; petrol station; livestock Auction House; and village hall. The parish acts as a service centre to the adjoining parishes of Rimington and Middop.

Gisburn is a highly desirable place to live due to its transport links and close proximity to the M6, A59 and M65 with many people commuting to work in Pendle, Burnley, Preston and further afield. As a result, there is a demand for housing subsequently generating high house prices within the parish.

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<sup>1</sup> Source: Civil Parish population estimates in England and Wales, mid 2010

Figure 1: Gisburn Parish Map



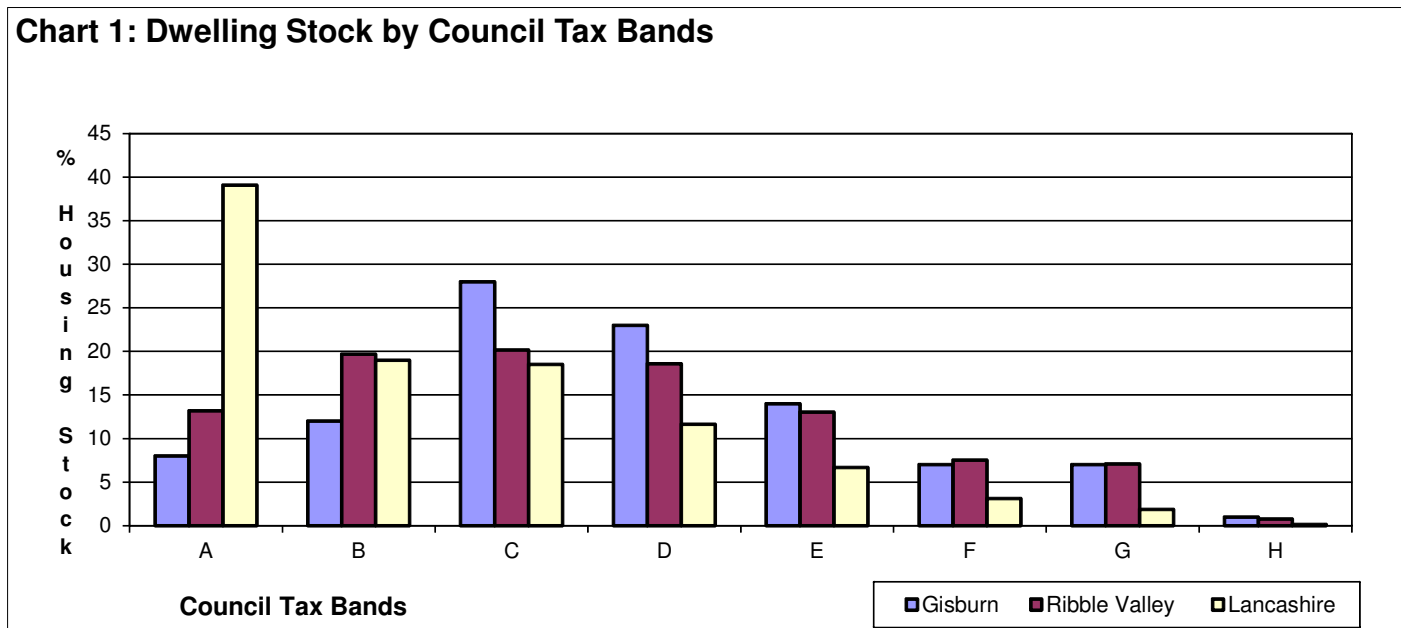
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## 2. HOUSING MARKET & CONTEXT

### 2.1 COUNCIL TAX BANDS

Council tax bands provide an overall profile of the relative value of housing in Gisburn. The following chart profiles this against Ribble Valley and Lancashire as a whole. The chart shows that Gisburn has proportionally less housing stock in the lower two bands of A and B (20%) compared to the Ribble Valley (33%) and Lancashire's profile (58%). **This profile indicates a lack of affordable housing stock in the Parish.**



### 2.2 PRIVATE SECTOR HOUSING MARKET

#### 2.2.1 Owner Occupied

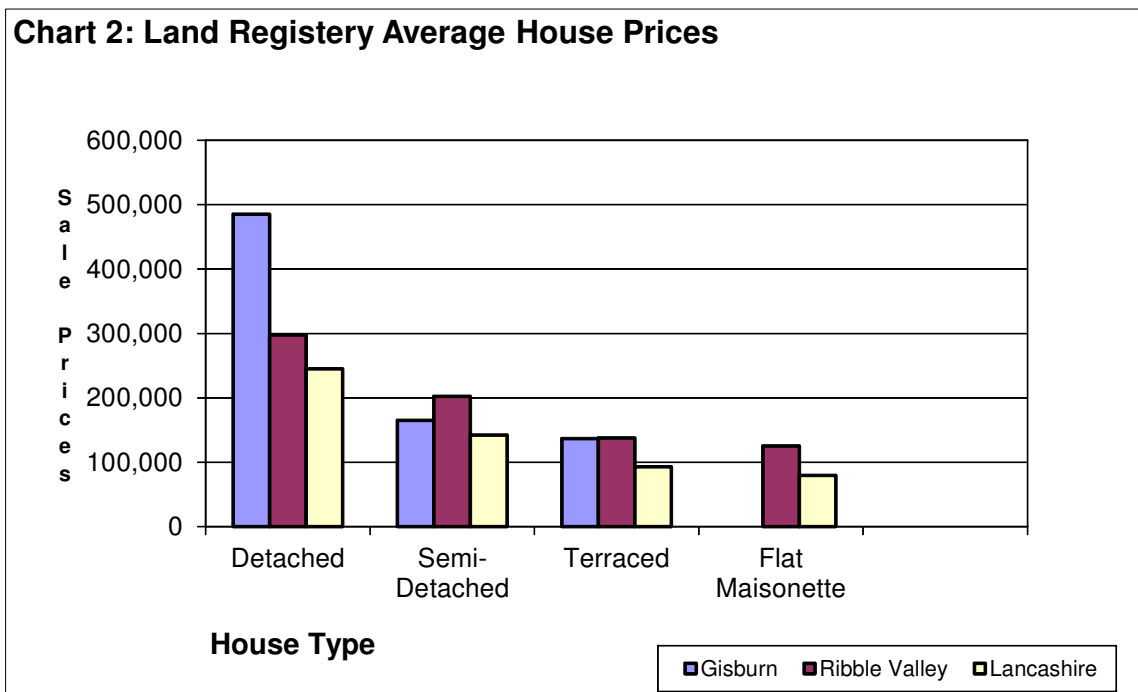
Local Estate Agents, Local Papers, and the World Wide Web were consulted for current (November 2014) advertised open market for sale prices. From the information gathered the **lowest advertised house price in Gisburn parish offered for at the time of research was £139,995** for a 1 bed roomed terraced cottage. The median house price for properties offered for sale at the time of research in Gisburn Parish was £285,000 for a 3 bed roomed semi-detached property. The highest price for an advertised sale was £1,299,000.

Information from the Land Registry Website was used to gather further information of the 'actual average house price sales' in the Gisburn postcode area of BB7 4. The benefit of the Land Registry records is that it enables a base for comparison of prices against a wider context. The information shown represents the available figures for 13 sales from November 2013 to November 2014.

Due to the few sales recorded and the prices paid care is needed when comparing other areas of Lancashire. It is important however to show the lack of affordable housing in the parish and by including these figures a better understanding of any needs can be obtained.

The **'Overall' average actual house price sale was £197,153 for the Gisburn postcode area**. The overall average for the Ribble Valley is £222,091. This is 13% higher than the survey area. In Lancashire general the average price was £144,264 27% lower. Research reveals that the **lowest sale price in the Gisburn postcode area was £75,000 for a 2 bed roomed cottage in Bolton by Bowland**. The numbers involved are relatively low and should be considered in context.





**2.2.2 Private Rented Sector (PRS)**

At the time of research there are only 3 advertised properties for rent within Gisburn, the cheapest a 2 bed-roomed terraced house at £545pcm, a 2 bed roomed cottage at £650 and a 3 bed roomed cottage at £650. This is an indicator of the lack of affordable private rented accommodation within the parish.

**2.2.3 Affordable Housing rental.**

There are 12 general properties managed by Great Places and 6 sheltered bungalows managed by Ribble Valley Homes. Ribble Valley Homes Ltd manages the housing waiting list for affordable housing in these areas. Reproduced here is the Ribble Valley waiting list maintained by Ribble Valley Homes parishes of Gisburn and Rimington as at January 2015.

**Gisburn Waiting list as at 17.09.2014**

Number on list = 114  
 General Needs = 59  
 Sheltered = 55

General needs property

1 bed GF flat	1 bed FF flat	1 bed 2F flat	2 bed GF flat	1 bed house	2 bed house	3 bed house	1bed flat	2F	4 bed house
0	0	0	0	23	22	12	0		2

Sheltered Property

1 bed GF Flat	1 bed FF Flat	1 bed Bungalow	2 bed Bungalow	2bed Flat	GF	2bed Flat	FF
3	2	35	13	1		1	

Many people will register on more than one list

### 3. ANALYSIS OF GISBURN HOUSING NEED SURVEY RESULTS

The survey forms were posted during week ending 14<sup>th</sup> November 2014 to 227 households within the Parish of Gisburn (see Figure 1), in accordance with Ribble Valley’s Council Tax records. Householders were allowed four weeks for completion of the survey forms, to be returned by prepaid post to the Rural Housing Enabler by the 12<sup>th</sup> December 2014. Additional survey forms were made available for anyone likely to have a local affordable housing need in the next five years, who had previously lived in the parish but had moved away due to lack of housing. A link to enable the forms to be completed on line was provided

Out of the 227 survey forms issued and a total of 84 replies were received, a response rate of 36% to the survey, a very good response rate in comparison to other local Housing Needs Surveys undertaken by Ribble Valley. The results of the survey are detailed in his report.

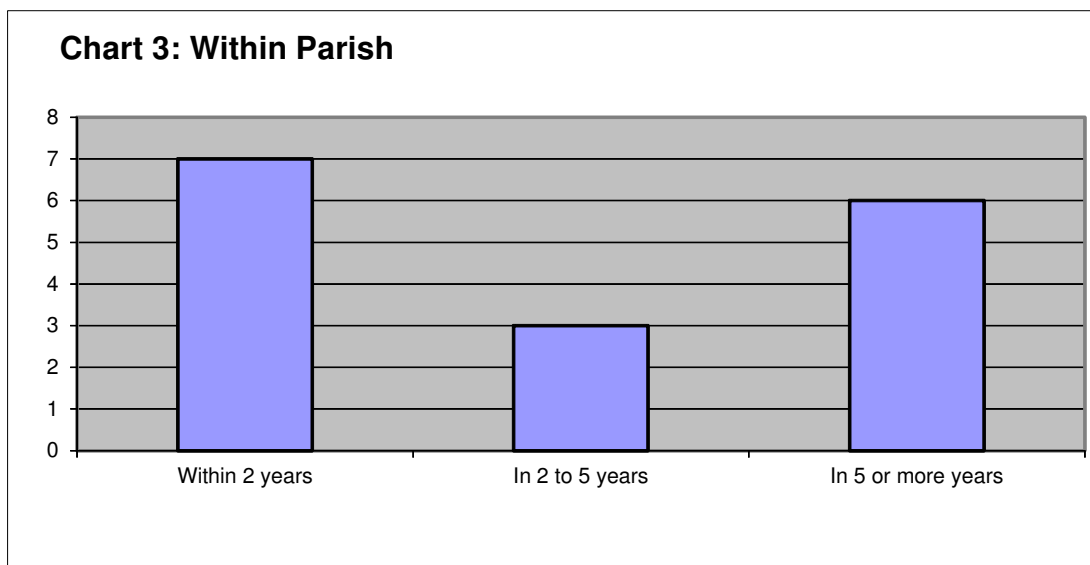
Ribble Valley Borough Council in agreement with Gisburn Parish Council prepared a survey for distribution (see Appendix 1). The questionnaire was an abridged version based on the Department of Environment Food and Rural Affairs’ (DEFRA) revised Housing Needs Survey Form, dated November 2005, and produced in partnership with the Housing Corporation and the National Network of Rural Housing Enablers. The purpose of the survey was to gather information regarding the needs of those local residents for future affordable housing. Those with strong local connections especially people who have moved from the area because of the lack of affordable housing

The questionnaire asked questions to establish present and future housing needs especially for local persons who were seeking ‘affordable housing’ as defined by the Nation Planning Policy Framework March 2012. as social rented, affordable and intermediate housing provided to eligible households whose needs are not met by the market. This includes young people leaving home, older people downsizing and those needing larger or smaller family homes.

Overall 22 responders identified a possible future housing need either within the parish of Gisburn or neighbouring parishes. This are 16 responses from the village of Gisburn

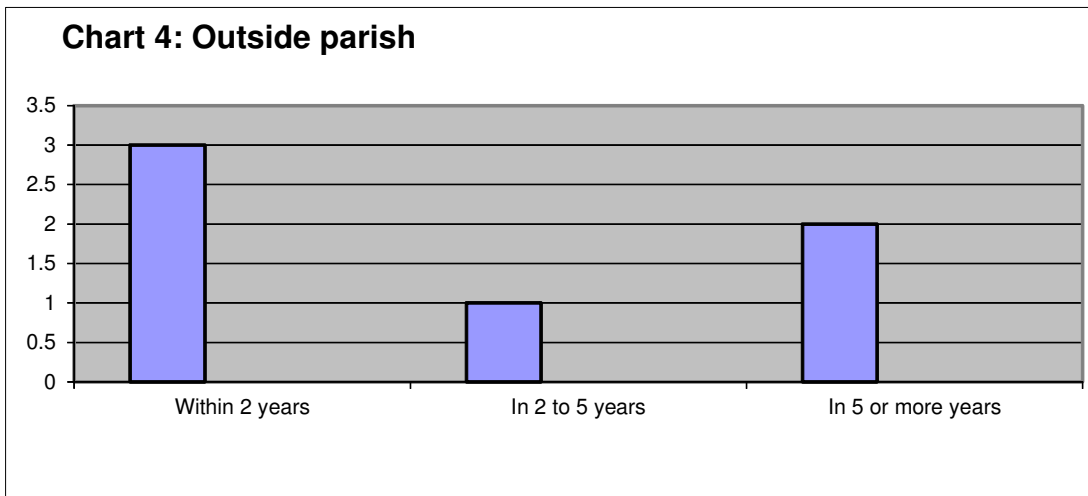
#### 3.1 Responses

#### 3.2 Housing required within the parishes



There were 22 respondents who identified a future housing within the parish the highest number being 7 requiring affordable housing in less than 2 years

### 3.3 Housing required outside the parishes



Respondents were asked if they would require affordable housing outside the parish were they were living. The area they wanted to move to was not identified. There were 6 replies with the 3 indicating a need within 2 years.

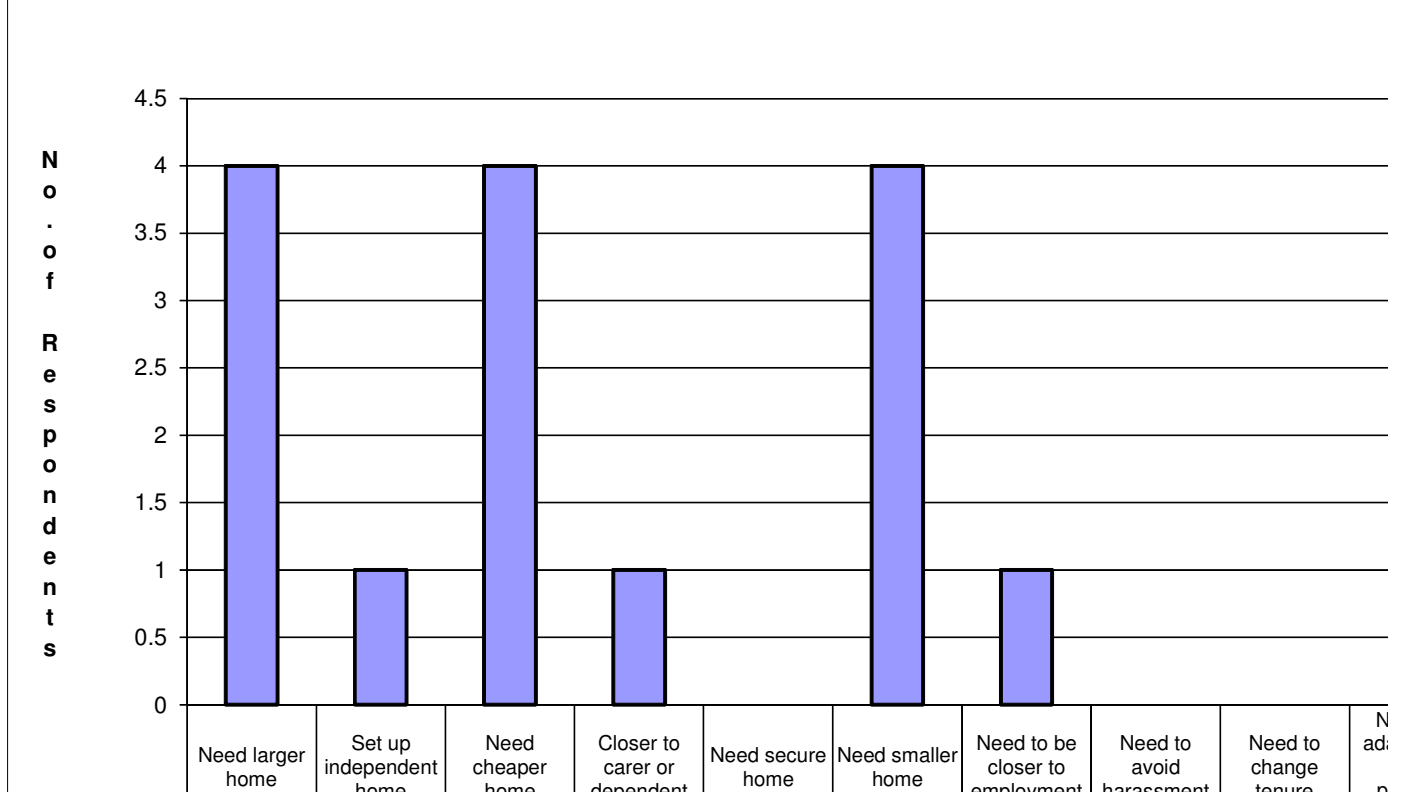
## 4. **PART TWO: HOUSING NEEDS INFORMATION**

In response the household composition question the results are as follows:-

- 5 Single households representing 27% of the total
- 5 Couple households representing 19% of the total
- 10 Family households representing 38% of the total
- 1 Older person households representing 8% of the total
- 3 Did not reply

#### 4.1 Reasons for housing need

**Chart 5: Reasons for Housing Need**



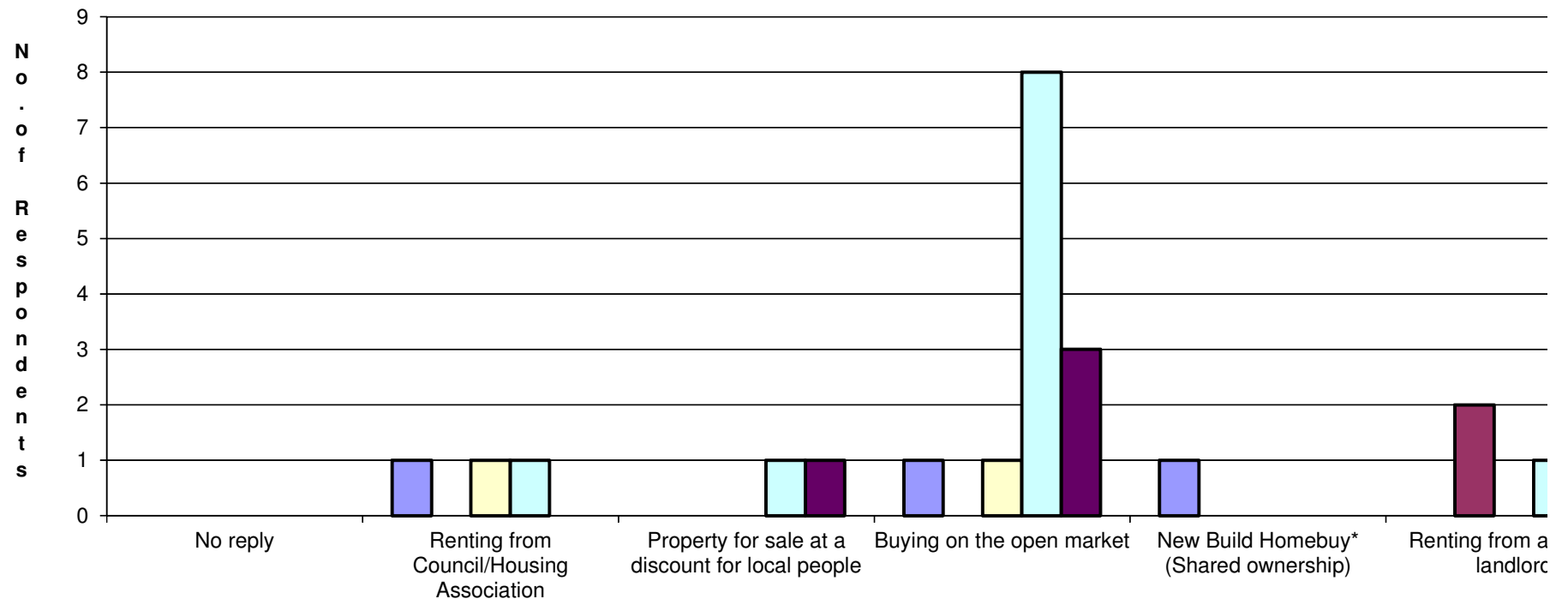
26 answered this question giving their reasons for housing need<sup>2</sup>.

Analysis shows 15% of respondents want to move to a smaller home, indicating the need to downsize by generally be older people. Another 15% needed a cheaper home this reflecting on the need to downsize. A smaller number of people 8% want to set up an independent home.

<sup>2</sup> Some respondents gave more than one reason.

## 4.2 Housing accommodation required by tenure

**Chart 6: Housing Tenure Required**



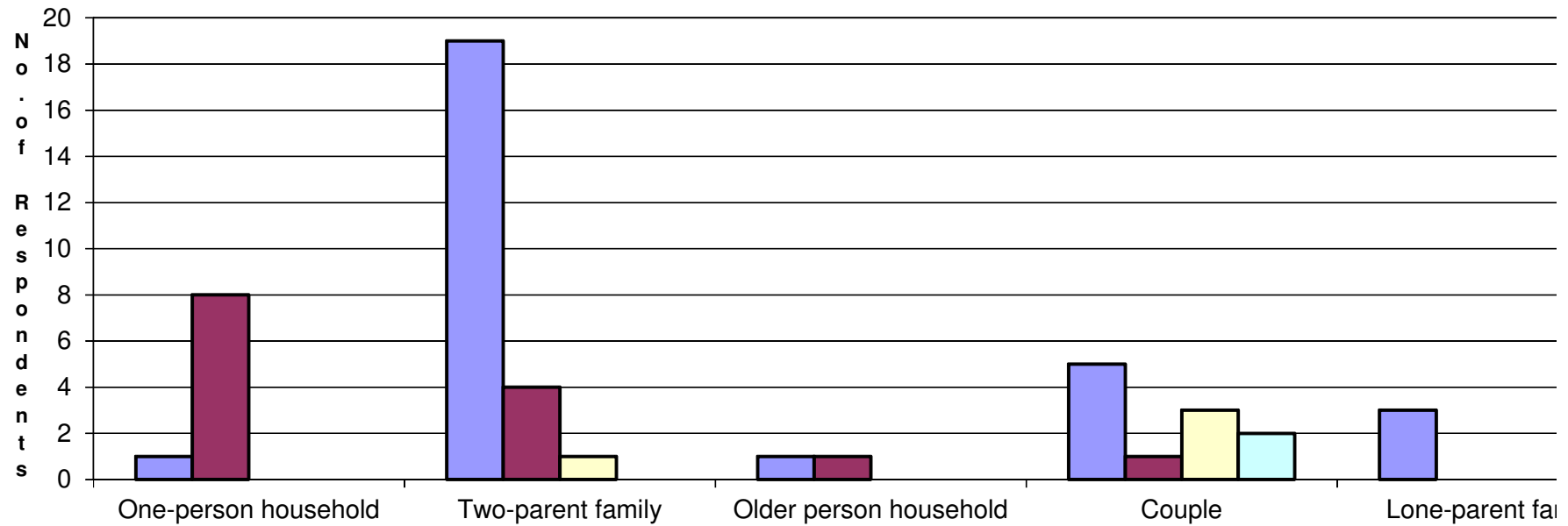
From the information gathered most people (66%) would prefer to buy their own home at a discounted rate or on the open market. Only 4% would consider a property under the New Build Homebuy Scheme<sup>3</sup> or a Shared Ownership Scheme<sup>4</sup>, while 23% would prefer to rent.

<sup>3</sup> Government Scheme, that enables people to buy a share in a newly built private property.

<sup>4</sup> A shared ownership scheme where the person can buy a share of the property, together with a housing association or private developer.

### 4.3 Housing Accommodation Required

**Chart 7: Housing Accomodation Required**



A further breakdown of accommodation against tenure required is included within Appendix 2.

#### **4.4 Affordability of Property**

In determining local affordability from the results of the Housing Need Survey, the following financial indicators have been used.

- Housing for rent – rent levels no higher than 25% of the gross weekly full time earnings of those people identified as being in housing need.
- Housing for sale – to be affordable with a 95% mortgage equivalent to three times the gross annual income of those people identified as being in housing need.
- At the time of this report a Government scheme is in place to assist qualifying buyers with up to 20% of the purchase price. This has not been taken into account for affordability as it may not apply to all respondents, however those able to take advantage of this scheme will increase their scope of affordability

#### **5. CONCLUSION**

- This survey provides an indication of the housing needs in Gisburn. 26 people/groups of people identified a housing need. These results would require further assessment and analysis but represent an early indication of housing need in the parish.
- Although a good response rate of 36% is an acceptable indicator of need and attitudes in the parish, 64% of residents did not respond to the survey. It is therefore not possible to accurately identify exactly what their housing needs are<sup>5</sup>.
- The current housing market (during the Housing Need Study) in Gisburn is restricted due to availability, high cost of many properties and lack of rental availability. There are a few properties offered for sale in the village that are reasonably priced, which taken into context of other Ribble Valley Villages could be misleading. However it more likely for historical reasons given the location of the village on a main thoroughfare and types of property. Most people prefer to own rather than rent. At least two respondents were interested in property for sale at a discount for local people
- There are four respondents registered on the Ribble Valley Borough Affordable Housing Register held by Ribble Valley Homes. There is both general and sheltered affordable rental property in Gisburn (please see para 2.2.3 Affordable Housing Rental).

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<sup>5</sup> The results have a fairly large non-response bias.

## **6. RECOMMENDATIONS**

- When considering the size/type of affordable housing which may be required within the parish it is important to take into account the criteria which would be applied by the local authority and/or housing association when allocating such properties.
- It must also be remembered that this Housing Needs Survey represents a snapshot in time. Personal circumstances are constantly evolving and any future development should take account of this.
- That local people with a housing need are encouraged to register with Ribble Valley Homes who are the holders of the Ribble Valley Borough Affordable Housing Register.
- Further solutions and mechanisms of low cost home ownership are researched and piloted within the borough.
- That in low cost home ownership properties measures are put in place, where possible, to ensure the discount is held in perpetuity.<sup>6</sup>
- That the Ribble Valley's Planning and Housing Departments continue to work with the local community, Registered Providers, Landowners and Developers operating in the area to identify suitable existing buildings/appropriate sites which could be developed to meet the needs of local people. This will form part of Ribble Valley's Housing Core Strategy currently being formulated by Ribble Valley's Forward Planning and Housing Sections.

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<sup>6</sup> To ensure that more than one owner can benefit from the initial discount.



# Appendix 1

## Copy of Housing Needs Survey



Ribble Valley  
Borough Council  
www.ribblevalley.gov.uk

### GISBURN PARISH HOUSING NEEDS SURVEY

Please complete this questionnaire based on your circumstances. If anyone else in the household wishes to complete the questionnaire please ask them to contact John Barber to request another paper form or the questionnaire can be completed online.

Unless otherwise stated please tick ✓ ONE box per question.

**Q1** Please can you indicate where you live? (Please tick ✓ ONE box only)

Gisburn Parish.....  I don't live within the Parish .....

**Q2** Is this your main home? (Please tick ✓ ONE box only)

Yes, main home.....  No, second home .....

If this is your second home please go to Q13

**Q3** Are you likely to need to move to other accommodation within the Parish? (Please tick ✓ ONE box only)

No .....  Yes, within 2 years  Yes, in 2 to 5 years  Yes, in more than 5 years .....

**Q4** Are you likely to need to move to other accommodation within another part of Ribble Valley? (Please tick ✓ ONE box only)

No .....  Yes, within 2 years  Yes, in 2 to 5 years  Yes, in more than 5 years .....

If yes, please state which area

If you have answered 'no' to both of the above two questions (Q3, and Q4) please go to Q12

**Q5** What is your main reason for needing to move? (Please tick ✓ ONE box only)

Need larger home..... <input type="checkbox"/>	Need smaller home - present home is difficult to manage ..... <input type="checkbox"/>
Need to set up independent home ..... <input type="checkbox"/>	Need physically-adapted home ..... <input type="checkbox"/>
Need cheaper home ..... <input type="checkbox"/>	Need to be closer to employment ..... <input type="checkbox"/>
Need to be closer to carer or dependent, to give or receive support..... <input type="checkbox"/>	Need to avoid harassment..... <input type="checkbox"/>
Need secure home ..... <input type="checkbox"/>	Need to change tenure ..... <input type="checkbox"/>
Other reason (please specify)..... <input type="text"/>	

**Q6** Which tenure would you prefer? (Please tick ✓ ONE box only)

Renting from Council/Housing Association ..... <input type="checkbox"/>	New Build Homebuy (Shared ownership)** ..... <input type="checkbox"/>
Property for sale at a discount for local people ... <input type="checkbox"/>	Renting from a private landlord ..... <input type="checkbox"/>
Buying on the open market..... <input type="checkbox"/>	

**Q7 What type of accommodation would best meet your needs? (Please tick ✓ ONE box only)**

House.....	<input type="checkbox"/>	Bungalow.....	<input type="checkbox"/>
Flat/ maisonette/ apartment.....	<input type="checkbox"/>	Sheltered/ retirement housing.....	<input type="checkbox"/>
Other (please specify).....	<input type="text"/>		

**Q8 How many bedrooms are required? (Please tick ✓ ONE box only)**

One.....  Two.....  Three.....  Four.....

**Q9 Do you require any of the following? (Please tick ✓ all those that apply)**

Accommodation on the ground floor.....	<input type="checkbox"/>	Home adaptation to improve physical accessibility.....	<input type="checkbox"/>
Sheltered housing with support services provided.....	<input type="checkbox"/>	Residential care.....	<input type="checkbox"/>
Other housing with support services provided.....	<input type="checkbox"/>	No requirements.....	<input type="checkbox"/>
Other (please specify).....	<input type="text"/>		

**Q10 Are you on the Ribble Valley Homes or Housing Association register or waiting list? You are advised to do so - please contact on 0800 111 4448 or www.ribbonvalleyhomes.org.uk**

Yes.....  No.....

**Q11 Which of the following best describes your household composition? (Please tick ✓ ONE box only)**

Single person without children.....	<input type="checkbox"/>	Couple with children, living at home.....	<input type="checkbox"/>
Single parent with children, living at home.....	<input type="checkbox"/>	Couple with children, not living at home.....	<input type="checkbox"/>
Single parent with children, not living at home.....	<input type="checkbox"/>	Older single person (70+).....	<input type="checkbox"/>
Couple without children.....	<input type="checkbox"/>	Older couple (70+).....	<input type="checkbox"/>
Other (please specify).....	<input type="text"/>		

**Q12 Has anyone from your family\* moved away from the Parish in the last 10 years, due to difficulties in finding a suitable home locally? (Please tick ✓ ONE box only)**

Yes.....  No.....

**Q13 Would you be in favour of a small development of affordable housing within the Parish if there was a proven need? (Please tick ✓ ONE box only)**

Yes.....  No.....

**Thank you for taking the time to complete this questionnaire. Please submit this questionnaire to us by 12th December 2014.**

The information in this questionnaire is processed on behalf of the Strategic Housing Department for Ribble Valley Borough Council in accordance with the Data Protection Act 1998. The Council use anonymised reports of the data collected by this survey to improve housing needs information across the Borough. The results of this survey will be published online at [www.ribbonvalley.gov.uk/info/200165/housing/306/housing\\_needs\\_survey](http://www.ribbonvalley.gov.uk/info/200165/housing/306/housing_needs_survey) during January 2015.

For more information please contact John Barber, Housing Officer, Ribble Valley BC, Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA. Tel. No.: 01200 413235 Email: [john.barber@ribbonvalley.gov.uk](mailto:john.barber@ribbonvalley.gov.uk)

\* Family means your children, parents, brothers or sisters.  
 \*\* Government scheme which enables people to buy a share in a newly built property.

## Appendix 2 Details of responses to housing required

### Housing in Gisburn in next 2 years

Tenure Required	House			Flat/Maisonette/ Apartment			Bungalow			Sheltered/Retirement Housing		
	1 bed	2 bed	3+ bed	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed
Discount Buy			1				1	1				
Open Market		1	2									
Rent RSL							1					
Home buy/Shared												
Private rental												
Total												

### Housing in Gisburn within next 2 to 5 years

Tenure Required	House			Flat/Maisonette/ Apartment			Bungalow			Sheltered/Retirement Housing		
	1 bed	2 bed	3+ bed	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed
Discount Buy												
Open Market			2									
Rent RSL								1				
Home buy/Shared												
Private rental												
Total												

### Housing in Gisburn required over 5 years

Tenure Required	House			Flat/Maisonette/ Apartment			Bungalow			Sheltered/Retirement Housing		
	1 bed	2 bed	3+ bed	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed
Discount Buy												
Open Market			2									
Rent RSL											2	
Home buy/Shared								1				
Private rental			1									
Total												

**Housing other than in Gisburn in next 2 years**

	House			Flat/Maisonette/ Apartment			Bungalow			Sheltered/Retirement Housing		
<b>Tenure Required</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3+ bed</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>
Discount Buy												
Open Market			2									
Rent RSL												
Home buy/Shared												
Private rental			1									
Total												

**Housing other than in Gisburn within next 2 to 5 years**

	House			Flat/Maisonette/ Apartment			Bungalow			Sheltered/Retirement Housing		
<b>Tenure Required</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>
Discount Buy												
Open Market								1				
Rent RSL												
Home buy/Shared												
Private rental												
Total												

	House			Flat/Maisonette/ Apartment			Bungalow			Sheltered/Retirement Housing		
<b>Tenure Required</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3+ bed</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>
Discount Buy												
Open Market		1	1									
Rent RSL												
Home buy/Shared												
Private rental												
Total												

**Overall total responses to this question was 22**

**APPENDIX B:** RVBC Defining the more sustainable settlement and patterns of housing development  
(April 2014)

**Ribble Valley Borough Council**

**DEVELOPMENT STRATEGY**

**Defining the more sustainable  
settlements and patterns of  
housing development**

**April 2014**

## 1. Introduction

This report has been prepared in response to matters arising during the Examination in Public (EiP) of the Ribble Valley Borough Council Core Strategy. The hearing sessions of the EiP were held 14-22 January 2014.

Following the hearing sessions, the appointed Inspector wrote to the Council<sup>1</sup> advising that he could see little justification for grouping the 32 defined settlements as one. He stated that these settlements vary greatly in terms of size, the level of facilities and services they have and their accessibility and considers the sustainability credentials of these settlements to be wide ranging.

The Inspector also stated that the submission version of the Core Strategy lacks clarity in terms of how the residual number of homes will be apportioned and distributed among the 32 defined settlements. The Inspector noted the Council's intent to resolve this issue through the forthcoming allocations document (the Housing and Economic Development DPD) but considered that the Core Strategy should address this issue by making a main modification to the document. This paper represents this modification and, in line with the Inspector's advice, provides a more refined differentiation between the 32 defined settlements based upon their sustainability, capacity to accept growth and other pertinent factors set out in this report including existing planning commitments. As advised, the level of new housing anticipated is set out, with specific housing targets or a policy approach of development for local needs or regeneration benefits set out for each of the 32 defined settlements.

The overall housing requirement, as set out in this report, is 5,600 units over the plan period (a minimum of 280 units per year on average) as advised by the Inspector following the close of the EiP hearing sessions.

## 2. The current position

The submitted Core Strategy sets out the proposed development strategy at Key Statement DS1. This sets out that the majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the principle settlements of Clitheroe, Longridge and Whalley.

In addition to the identified strategic site at Standen and the borough's principal settlements, development will be allocated to the defined settlements listed in this policy. In general, the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to service the development and the extent to which development can be accommodated within the local area.

The defined settlements are:

Barrow	Downham	Mellor Brook	Sawley
Billington	Dunsop Bridge	Newton	Slaidburn
Bolton by Bowland	Gisburn	Osbaldeston	Tosside
Brockhall	Grindleton	Pendleton	Waddington
Calderstones	Holden	Read & Simonstone	West Bradford
Chatburn	Hurst Green	Ribchester	Wilpshire
Chipping	Langho	Rimington	Wiswell
Copster Green	Mellor	Sabden	Worston

<sup>1</sup> Letter from Mr Simon Berkeley to Colin Hirst at RVBC, dated 31<sup>st</sup> January 2014.

In allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the scale, extent and form of development to be allocated under this policy. The relevant constraints are set out as part of the strategic framework included in this plan.

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

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

Within appendix 2 of the Core Strategy, a numerical breakdown of the residual residential development is provided to illustrate potential distribution. Based on an average annual housing requirement of 280 units per annum (5,600 over the whole plan period) the residual number of houses required for each main settlements based on main settlement population is set out below. This utilises the most up to date monitoring information (31<sup>st</sup> March 2014).

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

<sup>2</sup> For the 3 main settlements, total number of dwellings is 4000. Number of houses is calculated from settlement population as a % of total main settlement population – Clitheroe 58%, Longridge 29% and Whalley 13%.

<sup>3</sup> Does not include sites that are awaiting completion of section 106 agreements at 31<sup>st</sup> March 2014.

<sup>4</sup> This allowance reflects development allowed at appeal of 200 units in Preston Borough at Whittingham Lane- 200 units are therefore reapportioned to the most sustainable settlements within the defined settlements.

<sup>5</sup> Proposed strategic site – 1040 dwellings proposed at Standen. 1040 taken from Clitheroe requirement.

<sup>6</sup> As at 31<sup>st</sup> March 2014 – applications have been approved since.

<sup>7</sup> Whilst there are 40 villages in the Ribble Valley, only 32 of these are categorised as 'defined settlements'- these are the settlements where development is to be allocated. Whilst some development has taken place outside of these settlements (in the remaining 8 villages), the Core Strategy Development Strategy, once adopted, should prevent further development taking place in these locations.



### **Aims of this discussion paper**

This report aims to address the concerns raised by the Inspector by providing a more refined settlement strategy that focuses development to the more sustainable settlements and illustrating how this could be apportioned. It also explores how the sustainability attributes of the settlements will be assessed as well as the potential constraints and the capacity for further growth. In addition, the location of the settlements in relation to the transport corridors will be assessed as this is considered to be a sustainable approach to locating further development.

### **3. What information has been collected?**

To achieve the report aims, information has been collated on facilities and services within the settlements, constraints affecting the settlements and the capacity of the settlements to grow.

Facilities and services: The information collated on this relates to the number of services within each settlement, the accessibility by bus to a key service centre (not only those within the borough but those in surrounding boroughs too), the number of bus services operating within each settlement and the number of bus services which will get residents to employment before 9am and able to return home after 5pm.

Constraints: This looked at whether settlements were within, partly within, adjacent or outside of the AONB, Greenbelt or Flood Zone 3. In addition, the mean house price to income ratio was considered to provide a context with regard to aligning new development in locations where affordability could be achieved.

Capacity for Growth: The capacity for growth information was taken from the recent SHLAA update (2013) as an initial indicator and is set out on table 6 (page 18) of this paper. It shows the following in relation to the sites that are included in the SHLAA. Although only the sites that are within or are closely related to the settlement boundary are used in table 11, the adopted SHLAA illustrates that there are sufficient sites within the Parish boundaries of these settlements to meet the proposed requirements set out in chapter 7, with the exception of Chatburn and Mellor, however the shortfall is not considered significant given the timeframe of the plan.

The tables setting out this information are provided below. The accessibility related charts are principally derived from analysis of current bus and rail timetables available in February 2014. The local highway authority (Lancashire County Council) were contacted regarding the possibility of a more in depth analysis of local settlements' accessibility through computer software modelling (for instance using the Accession software tool) but currently this is not available and new software will not be available in the short term.

As the tables below demonstrate, in broad terms most of the 32 settlements have regular public transport links at least to their nearest Key Service Centre (KSC) of either Clitheroe, Whalley or Longridge, particularly Clitheroe. 17 settlements have public transport that would allow access to employment within their nearest KSC, 26 settlements have public transport options to allow at least shopping and other daytime related visits both to the KSCs and in many cases to surrounding centres in other Boroughs. In many cases public transport also allows theoretical employment related journeys outside the Borough with 14 settlements having bus links to one or more of the surrounding centres of Blackburn, Burnley, Preston, Skipton and Nelson. Only 6 settlements have no public transport connection.

It should also be borne in mind that there are also connections available for employment, education, shopping and entertainment related journeys through buses connecting to the area's four railway stations, which allow access to the Greater Manchester conurbation and directly to Manchester city centre, and also to Preston for access to the West Coast mainline.

The information used within the constraints table (in relation to the AONB and Green Belt) uses information from the 1998 District Wide Local Plan Proposals Map and Map Zone (a county based GIS system) as these boundaries are considered to have been largely unchanged since that time. The location of settlements in relation to Flood Zone 3 has been drawn from the Lancashire County Council Map Zone overlay service, which has the zone mapped from January 2014.

#### 4. Analysis

The following section sets out the data that has been brought together for analysis. From this, an assessment of sustainability has been made. The information is presented in tables for clarity and is followed by a spreadsheet which brings this information together. By presenting the information in this way, it has been possible to compare the facilities and services, constraints and capacity for growth of each of the settlements, allowing for judgements to be made on which of the settlements are the more sustainable.

Table 1 shows the facilities and other services and are drawn from a combination of the County Council Map Zone facility mentioned above, with information dating from October 2011 to February 2014, and current internet sources as of February 2014.

In addition, information has been obtained from local Parish Council's and Borough Councillors to ensure that the information contained in this paper is accurate and up to date. Letters were sent to all Parish Clerks requesting information on the services and facilities in the 32 defined other settlements. This letter produced a good response.

Table 1. Facilities and Services (non-Transport related)

	GP See note 10	Dentist See note 4	Pharmacy See note 9	Post Office See note 5	Village Hall// Cy centre See note 3	Convenience Store See note 7 and Note 11	Public House	Library	Nursery See note 6	Primary School See note 1	Secondary School	Further/Higher Education
Barrow						✓ (co-op garage)	✓✓		✓	✓		
Billington					✓	✓	✓			✓	✓	
Bolton – by - Bowland				✓	✓	✓	✓			✓		
Brockhall							✓		✓			
Calderstones												
Chatburn				✓	✓	✓ (PO)	✓	✓		✓		
Chipping				✓	✓	✓	✓		✓	✓✓		
Copster Green												
Downham				✓*	✓	✓*(PO)	✓					
Dunsop Bridge				✓	✓	✓ (PO)				✓		
Gisburn					✓	✓ (PO)	✓*			✓		
Grindleton					✓		✓			✓	✓	
Holden											See Note 8	
Hurst Green				✓ (part time in house)			✓			✓		✓
Langho	✓		✓	✓		✓	✓		✓	✓		
Mellor	✓		✓		✓	✓ (PO)	✓	✓		✓		
Mellor Brook					✓	✓	✓					
Newton					✓		✓					
Osbaldeston						✓	✓			✓		
Pendleton					✓		✓					
Read and Simonstone			✓	✓		✓	✓	✓		✓✓		
Ribchester					✓	✓ (PO)	✓		✓	✓		
Rimington					✓		✓*					
Sabden	✓			✓	✓	✓	✓		✓	✓✓		
Sawley					✓		✓				✓	
Slaidburn	✓			✓	✓	✓	✓			✓	See Note 8	
Tosside					✓		✓					
Waddington				✓		✓ (PO)	✓					
West Bradford					✓		✓			✓		
Wiipshire				✓		✓	✓		✓	✓		
Wiswell							✓					
Worston							✓					

\* = closed at present

### **Table 1 Notes**

- Note 1:** There are also primary schools at Balderstone and on road between Longridge and Grimsargh do not appear in chart above as they are not sited within one of the above 32 settlements.
- Note 2:** F/HE facility on road between Longridge and Grimsargh
- Note 3:** Village Halls also at Whitewell, Bashall, West of Holden, Knowle Green and Hesketh Lane. Note also that this category does not show Church Halls.
- Note 4:** All dentists in the Borough are in the three Key Service Centres of Clitheroe, Longridge and Whalley.
- Note 5:** There is also a Post Office at Bashall.
- Note 6:** There are also 7 nurseries in the three Key Service Centres.
- Note 7:** Some Post Offices also serve as village convenience stores and are also included as such in the stores category as they also serve that as a separate function. Some convenience stores are also locate within the petrol station
- Note 8 :** Bowland High School provides Secondary education in the Borough but does not lie within a settlement. It lies between Grindleton and Sawley and has been attributed to both Grindleton and Sawley for the purposes of this study.
- Note 9:** There are also pharmacies in Longridge, Whalley and Clitheroe
- Note 10:** There are also GP facilities in Clitheroe, Longridge and Whalley
- Note 11:** The settlement of Mellor Brook straddles the boundaries of Ribble Valley Borough and South Ribble District Councils and the parishes of Mellor, Balderstone and Samesbury. There is a petrol station with an attached convenience store and also a public house within that part of the settlement within South Ribble and these facilities have been included in the Table as they are integral to the built form of the settlement. The settlement also contains a community centre within that part of the settlement that lies in Balderstone parish.

**Table 2 – AONB, Green Belt and Flood Zone**

	Inside or partly inside AONB No entry = not inside or partly inside	Inside or partly inside Green belt No entry = not inside or partly inside	Within Flood Zone 3 No entry = not inside
Barrow			
Billington		S s/b adj	Small part on N boundary within
Bolton – by -B	Totally within		Within, along Kirk Beck and from Kirk Beck Bridge to Skirden Bridge
Brockhall			uncertain boundary
Calderstones			Within on part of S boundary
Chatburn	E s/b close to but not adj		Partly within, along Chatburn Brook
Chipping	Totally within		Within along Chipping Brook on SE part
Copster Green			
Downham	Totally within		SE part along Downham Beck
Dunsop Bridge	Totally within		Centre of settlement within FZ3
Gisburn	w. s/b adj to AONB		
Grindleton	90% within		Partly within on S boundary
Holden	Totally within		Within along Holden Beck
Hurst Green	c. 90% within		Not in but FZ adj to E boundary
Langho		N,W and E s/b adj	
Mellor		N,W and E s/b adj	
Mellor Brook		E s/b adj	
Newton	Totally within		
Osbaldeston			
Pendleton	Partly within		
Read and Simonstone		S s/bd adj	
Ribchester			Partly within FZ along N and E boundaries
Rimington			
Sabden	Totally within		Within, along two E to W flowing brooks
Sawley	Totally within		Partly within along river to W
Slaidburn	Totally within		Partly within along Hodder and brook
Tosside	Totally within		
Waddington	Partly within		Partly within FZ through centre of settlement along brook
West Bradford	Partly within		Partly within along SE part
Wilpshire		95% of s/b adj to Blackburn boundary	
Wiswell			
Worston	NE s/b v close to AONB		

**Notes:**

S/b = settlement boundary within 1998 Ribble Valley District wide Local Plan

**Table 3 – Detailed Transport Related Provision**

	Bus Stop	Rail Station	Bus Route	Detail of bus provision
Barrow	✓		26/27	26/27 (mainline) Burnley – Clitheroe via Whalley service stops at Barrow in both directions on a roughly 30 minute or hourly pattern from Clitheroe from 0640 to 2312 and from Burnley from 0601 to 2213.
Billington	✓		22	25 runs through Billington following same pattern as Langho, Copster Green and Wilpshire
Bolton - by -B	✓			NO SERVICE
Brockhall	✓		25	25 connects to Blackburn every two hours from 0855 to 1902. Return from Blackburn every two hours 0935 to 1815. This also goes in to Clitheroe via Whalley from 1009 to 1849 returning from Clitheroe 1227 to 1837.
Calderstones	✓		5 and 5A	5 and 5A serves Calderstones on same pattern as Chipping, Hurst Green and Ribchester. ie to Clitheroe
Chatburn	✓		180 280 X80  14 14A  2  7B 7	Combination of 180, 280 and X80 runs approx. hourly Mon – Fri to and from Clitheroe, Whalley, Skipton and Preston. Out from Chatburn c.0640 to 1815 to Clitheroe, Whalley and Preston and back from Preston from c.0830 to 1910. To Skipton from 0816 to 1818 and back from Skipton from 0910 to 1900 c. hourly.  14 and 14A also connects to Accrington and Blackburn via Clitheroe, Whalley every two hours from 0929 to 1629 and return from Blackburn arr Chatburn every two hours from 0928 to 1628.  2 connects to Clitheroe Mon – Sat hourly from 0810 to 1825. Back from Clitheroe hourly from 0734 to 1755.  7 and 7B go to Clitheroe initially every 30 mins in the morning then hourly after 0919 from 0634 to 1908. Returns from Clitheroe hourly from 0720 to 1847. These services then go onto Nelson. Returns from Nelson are hourly from 0720 to 1815.
Chipping	✓		5  35	5 connects every 2 hours to Clitheroe via Longridge from 0833 to 1908. returns every two hours from Clitheroe via Longridge from 0934 to 1809.  35 connects to Blackburn via Longridge every two hours Mon to Sat from 0728 to 2348. Returns from Blackburn every two hours from 0705 to 2300.
Copster Green	✓		25	25 connects to Blackburn every two hours from 0904 to 1911. Return from Blackburn every two hours 0935 to 1815. This also goes in to Clitheroe via Whalley from 1000 to 1840 returning from Clitheroe 1227 to 1837.
Downham	✓		7 7A 7B	7 and 7A run to Clitheroe Mon – Sat every hour from 0800 to 1854 returning from Clitheroe every hour from 0720 to 1825. The Clitheroe services run on to Nelson hourly and return from Nelson hourly from 0720 to 1815.
Dunsop Bridge	✓		10	Weekday connection to Clitheroe. From D Bridge 0957 hourly to 1617. From Clitheroe 0925 to 1545
Gisburn	✓		180 280 X80	Combination of 180, 280 and X80 runs hourly Mon – Fri to and from Clitheroe, Whalley and Preston. Out from Gisburn c.0630 to 1807 and back from Preston from c.0830 to 1910.  Also same services run to and from Skipton hourly, out to Skipton from c 0800 to c. 1800 and back from c 0900 to 1900
Grindleton	✓		2  7B	2 connects to Clitheroe Mon – Sat hourly from 0803 to 1818. Back from Clitheroe hourly from 0734 to 1755.  7B runs to Clitheroe every 30 mins from 0634 to 0730, then at 0839 and 1903. Returns from Clitheroe approx 30 mins 1625 to 1825 then three additional from 1842 to 2242 on Thurs to Sats.
Holden	x			NO SERVICE
Hurst Green	✓		5	5 connects every 2 hours to Clitheroe from 0805 to 2208. Returns every two hours from Clitheroe from 0934 to 1809 with two later returns Thur to Sat

**Table 3 - Transport Related (Cont'd)**

Langho	✓	✓	22	22/22A runs twice hourly Mon – Sat to and from Clitheroe, Whalley and Blackburn from c 0600 to c. 2300.
			22A	
			180 280 X80	
			25	25 connects to Blackburn every two hours from to 0851 to 1858. Return from Blackburn every two hours 0935 to 1815. This also goes in to Clitheroe via Whalley from 1013 to 1853 returning from Clitheroe 1227 to 1837.
Mellor	✓		15	15 runs to Blackburn every hour from 0703 to 1814 and returns hourly from Blackburn at 0630 to 1745
			217	217 runs to Preston return one bus per day Wed and Fri out at 0959 returning from Preston 1345
Mellor Brook	✓		180	Combination of 180, 280 and X80 runs approx. hourly Mon – Fri to and from Clitheroe, Whalley and Preston. Out from Mellor B to Preston from 0718 to 1853 and back from Preston from c.0830 to 1910. To Whalley and Clitheroe from 0759 to 1927 and back from Clitheroe from 0649 to 1822 approx hourly.
			280	
			X80	
			15	15 runs to Blackburn every hour Mon to Sat from 0656 to 1814 and returns from Blackburn from 0630 to 1745.
			217	217 runs to Preston return one bus per day Wed and Fri out at 0946 returning from Preston 1345.
Newton	✓		10	Weekday connection to Clitheroe. From Newton 1015 to 1635 hourly. From Clitheroe 0925 to 1545.
Osbaldeston	✓		217	217 runs to Preston return one bus per day Wed and Fri out at 0956 returning from Preston 1345.
Pendleton	✓			NO SERVICE
Read and Simonstone	✓		26	26 runs on same pattern as Sabden, hourly Mon to Sat to Clitheroe, Whalley and Burnley.
Ribchester	✓		5	5 connects every 2 hours to Clitheroe from 0755 to 1930 Returns every two hours from Clitheroe from 0934 to 1809 then on to Longridge. Two hourly from Longridge from 0747 to 1922.
			35	35 connects to Blackburn every two hours Mon to Sat from 0750 to 0010 and returns from Blackburn every two hours from 0705 to 2300.
Rimington	✓		7A	7A runs to Clitheroe every two hours from 0901 to 1501 and returns from Clitheroe every two hours from 1025 to 1425 then running on to Nelson. returns from Nelson are every two hours from 0830 to 1430.
Sabden	✓		27	27 runs hourly Mon to Sat from c. 0640 to 2013 to Clitheroe and Whalley. Also connects hourly to and from Burnley
Sawley	✓		2	2 connects to Clitheroe Mon – Sat hourly from Sawley from c 0800 to 1813. Back from Clitheroe hourly from c 0740 to 1755
Slaidburn	✓		10	Weekday connection to Clitheroe. From Slaidburn 1010 to 1630 hourly. From Clitheroe 0925 to 1545.
Tosside	x			NO SERVICE
Waddington	✓		10	Weekday connection to Clitheroe. From Waddington 1023 to 1643 hourly. From Clitheroe 0925 to 1545.
			7	Services to Clitheroe mostly every 30 mins or hourly from 0648 to 1912, returning from Clitheroe with same frequency from 0720 to 1825 with two later services Thurs to Sats. Services to Clitheroe also go on to Nelson and return from Nelson hourly from 0720 to 1815.
			7A 7B	
West Bradford	✓		7	Initially 30 mins then hourly to Clitheroe from 0634 to 1908. returns from Clitheroe hourly or more frequently from 0720 to 1825 with two later services on Thursto Sats. Services from Clitheroe go on to Nelson and return from Nelson hourly from 0720 to 1815.
Wilpshire	✓	✓	25	25 connects to Blackburn every two hours from 0912 to 1919. Return from Blackburn every two hours 0935 to 1815. This also goes in to Clitheroe via Whalley from 0951 to 1831 returning from Clitheroe 1227 to 1837.
			35	35 connects to Blackburn every two hours Mon to Sat from 0805 to 0022 and returns from Blackburn every two hours from 0705 to 2300.
Wiswell	✓			NO SERVICE
Worston	x			NO SERVICE



**Table 4 – Presence of a Bus Service and Railway Station.**

	Clitheroe	Longridge	Whalley	Blackburn	Burnley	Preston	Nelson	Accrington	Skipton	Rail Service
Barrow	✓		✓		✓					
Billington	✓		✓	✓						
Bolton – by - B	N/S									
Brockhall	✓		✓	✓						
Calderstones	✓	✓	✓							
Chatburn	✓		✓			✓	✓	✓	✓	
Chipping	✓	✓		✓						
Copster Green	✓		✓	✓						
Downham	✓						✓			
Dunsop Bridge	✓									
Gisburn	✓		✓			✓		✓	✓	
Grindleton	✓									
Holden	N/S									
Hurst Green	✓									
Langho	✓		✓	✓		✓				Rail Sta.
Mellor				✓	✓	✓				
Mellor Brook	✓		✓	✓		✓				
Newton	✓									
Osbaldeston						✓				
Pendleton	N/S									
Read and Simonstone	✓		✓		✓					
Ribchester	✓	✓		✓						
Rimington	✓						✓			
Sabden	✓		✓		✓					
Sawley	✓									
Slaidburn	✓									
Tosside	N/S									
Waddington	✓						✓			
West Bradford	✓						✓			
Wilpshire	✓		✓	✓						Rail Sta.
Wiswell	N/S									
Worston	N/S									

**Notes re Table 4 :**

**Note 1** - this table only shows the presence of a bus connection, not the frequency of the service.

**Note 2** – table shows direct bus service links only, others may be available through changes on to other bus services, particularly at Clitheroe, Whalley and Longridge, or to rail services at Langho, Clitheroe, Whalley or Wilpshire.

**Note 3:** N/S indicates that there is no bus service, though there may be a bus stop indicated on some data sources

	Employment and Other daytime related visits	Shopping and Health related daytime visits only	Destinations
Barrow	✓		Clitheroe, Whalley, Burnley.
Billington	✓		Clitheroe, Whalley, Blackburn.
Bolton by -B	N/S		
Brockhall		✓	Clitheroe, Whalley
Calderstones	✓		Clitheroe
Chatburn	✓		Clitheroe, Whalley, Skipton, Preston, (shopping and non employment visits also possible to Accrington and Blackburn)
Chipping	✓		Longridge, Blackburn.
Copster Green		✓	Clitheroe, Whalley, Blackburn.
Downham	✓		Clitheroe, Nelson.
Dunsop Bridge		✓	Clitheroe
Gisburn	✓		Clitheroe, Whalley, Preston, Skipton.
Grindleton	✓		Clitheroe
Holden	N/S		
Hurst Green	✓		Clitheroe
Langho *	✓		Clitheroe, Whalley, Blackburn, Preston.
Mellor	✓		Blackburn
Mellor Brook	✓		Clitheroe, Whalley and Preston.
Newton		✓	Clitheroe
Osbaldeston		✓	Preston (wed and fri only).
Pendleton	N/S		
Read and Simonstone	✓		Clitheroe, Whalley, Burnley.
Ribchester	✓		Clitheroe, Whalley, Blackburn.
Rimington		✓	Clitheroe, Nelson.
Sabden	✓		Clitheroe, Whalley, Burnley.
Sawley	✓		Clitheroe
Slaidburn		✓	Clitheroe
Tosside	N/S		
Waddington	✓		Clitheroe
West Bradford	✓		Clitheroe
Wilpshire *	✓		Blackburn
Wiswell	N/S		
Worston	N/S		

**Table 5 – Accessibility by Public Transport for Employment and Shopping etc.**

N/S = No Service

**Notes re Table 5:**

**Note 1:** All journeys mentioned are direct, other destinations are potentially accessible through connections, principally at Clitheroe, Longridge and Whalley. An example would be to access Clitheroe from Mellor by walking to Mellor Brook and then taking a bus from there.

**Note 2:** Employment accessibility is assumed if it is possible to access the destination by direct bus to arrive by 0900 and to return home direct after 1700.

**Note 3:** Further connections to centres such as Blackburn, Preston, Bolton and Manchester Victoria are available via buses to the rail stations at Clitheroe, Whalley, Langho and Wilpshire.(latter two marked with an \*)

#### **Rail Connectivity in Ribble Valley**

The four Ribble Valley stations of Clitheroe, Whalley, Langho and Ramsgreave/Wilpshire have regular connections to the wider rail system through services towards Blackburn.

In detail the area's stations have direct services Monday to Friday to Manchester Victoria every 30 minutes from 0640 to 0740 (from Clitheroe), all of which arrive in Manchester before 0900. After that there is a roughly hourly service from 0826 to 2240. To access Manchester Piccadilly there is a 5 to 10 minute change at Bolton.

Returning from Manchester Victoria there are initially 30 minute services from 0723 to 0900 then hourly from 0900 to 1623, then on a thirty minute pattern from 1623 to 1900, then hourly to 2200.

Also there are roughly hourly services on Saturdays and Sundays both to and from the area from 0707 to 2246 connecting with Manchester Victoria

Services to Preston, and from there connections on the West Coast Mainline, are available with a roughly 10 minute change at Blackburn.

The above links would enable connections for work, education (such as the universities and colleges in Preston, Bolton, Salford and Manchester), shopping and entertainment.

#### **Demand Responsive Transport options**

In addition to the formally scheduled public transport options outlined above there is a demand responsive option in the area, the Little Green Bus (LGB) service. This offers a door to door service for passengers who have difficulty in accessing regular public transport and operates around the towns and villages of the area. The service also co ordinates a volunteer car scheme and also there are day trips organised for a variety of purposes including shopping. The LGB currently provides approx 27,000 single passenger trips per year with main pick up points at Waddington, Clitheroe, Hurst Green, Ribchester and Longridge on Mondays; Sabden, Wilpshire, and Langho on Tuesdays; Chipping, Downham, Rimington, Bolton by Bowland on Tuesdays and Billington, Read and Mellor on Thursdays. However the service will pick up anywhere where there is a need.

### Numbers of Businesses within Defined Settlements

	No of Businesses	Comments
Barrow	22	
Billington	3	
Bolton – by - B	5	
Brockhall	3	
Calderstones	0	
Chatburn	6	Does not include Pendle Trading Estate
Chipping	7	
Copster Green	1	
Downham	2	
Dunsop Bridge	6	
Gisburn	17	
Grindleton	2	
Holden	1	
Hurst Green	4	
Langho	8	
Mellor	4	
Mellor Brook	5	Does not include BAe site
Newton	1	
Osbaldeston	1	
Pendleton	1	
Read and Simonstone	14	Does not include Time Computer site or Fort Vale site
Ribchester	24	
Rimington	5	
Sabden	9	
Sawley	1	
Slaidburn	9	
Tosside	1	
Waddington	4	
West Bradford	1	
Wilpshire	24	
Wiswell	1	
Worston	0	

**Notes:**

The above table describes the approximate number of commercial businesses that are thought to be located within the boundaries of the defined settlements but not those that exist in the countryside around them, including farm based enterprises. They are drawn from recently produced parish based business rate data. They include businesses such as shops, pubs and post offices mentioned elsewhere in other tables as local facilities but also include other businesses classed as workshops, warehouses, factories, petrol stations, depots, hotels, holiday cottages, restaurants, hairdressers and garages. They do not include other categories of

activities that are also liable for business rates but are not considered to be strictly part of the economic life of the settlements. These include mobile phone masts, schools, car parks, social and sporting clubs, village halls, sewage works, doctor's surgeries and recycling centres.

Also the figures count numbers of businesses, not the numbers of employees, or turnover or other related measures.

It is also important to consider that they as strictly as possible relate to the settlement boundaries and therefore some businesses that local people may consider to be a part of a settlement will not be counted because they are close to, but not actually within, the defined area.

It is also important to emphasise that the settlements listed above do not include the three key service centres of the Borough, Clitheroe, Longridge and Whalley, where many businesses are located, or the major employment sites at BAe near Samlesbury, the Time Computers and Fort Vale sites near but not within Simonstone, or Pendle Trading Estate near Chatburn.

There are no recorded business rates liabilities in Calderstones and Worston settlements.

## 5. What does the information show?

The collated data (as set out in table 6) provides information on the sustainability of the defined settlements. This makes it possible to assess which of the 32 settlements are more sustainable.

The findings have been derived from an analysis of the most up to date sustainability, constraint and capacity information available. The analysis is based on the most recent information available. It is broad brush given the timeframe available but is a helpful starting point. The assessment work undertaken is robust and transparent and sufficient in identifying which settlements are the more sustainable.

The approach taken allows a comparison of the relative sustainability merits of the settlements can be undertaken, using the criteria defined in this report. That is those settlements with the most facilities and services, fewest constraints and best accessibility are determined as more sustainable. These are then considered in light of the capacity for future growth (i.e. is there sufficient land available for further growth) and the location of the settlements in terms of transport corridors. From this nine settlements emerge which are considered the 'more sustainable' in line with the Inspector's comments.

The 9 'more sustainable' settlements, in this context, are as follows (in alphabetical order):

- Barrow
- Billington
- Chatburn
- Gisburn
- Langho
- Mellor
- Mellor Brook
- Read and Simonstone
- Wilpshire

These settlements are considered to be the most sustainable, accessible and least constrained when viewed as a whole. As discussed, these are considered to have strong transport connections and are located on, or close to significant transport corridors.

The remaining 23 settlements are categorised in this context as being 'less sustainable'. These are as follows (in alphabetical order):

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

Table 6: Potential groupings of settlements

Facilities & Services	Accessibility by bus to KSCs (7 in total) accessible	Access to employment by bus	Businesses within the defined settlements	Constraints	House price: Income Ratio	Capacity for Growth SHLAA Capacity	Dwellings in each ward 2011 Census	Potential groupings
No of services in settlement				In, out or adj to constraint areas				
Mellor 7	Chalburn 4	Chalburn 4	Wipshire 24	Barrow (nwba)	Waddington & West Bradford 8.4	Langho 909	Aighton, Bailey and Chagley 565	More Sustainable defined settlements
Langho 7	Gisburn 4	Gisburn 4	Ribchester 24	Brockhall (nwba)	Aighton, Bailey & Chagley 7.7	Read & Simonstone 789	Alston and Holfersall 1077	
Sabden 7	Langho 4	Langho 4	Barrow 22	Copster Green (nwba)	Rowland, Newton & Slaiburn 7.4	Barrow 765	Billington and Old Langho 1282	
Chalburn 6	Barrow 3	Barrow 3	Gisburn 17	Osbaldston (nwba)	Ribchester 6.7	Bowland, Newton and Slaiburn 577	Bowland, Newton and Slaiburn 577	
Chipping 6	Billington 3	Billington 3	Read & Simonstone 14	Frimington (nwba)	Chipping 6.7	Chalburn 584	Langho	
Slaiburn 6	Mellor Brook 3	Mellor Brook 3	Sabden 9	Wiswell (nwba)	Billington & Old Langho 6.7	Chipping 584	Mellor	
Read & Simonstone 6	Brockhall 3	Read & Simonstone 3	Slaiburn 9	Gisburn (nwba)	Gisburn, Rimington 6.3	Clayton-le-Dale with Ramsgrave 1116	Billington	
Billington 5	Calderstones 3	Ribchester 3	Langho 8	Langho (nwba)	Whalley 6.3	Derby and Thornley 1447	Wipshire	
Bolton-by-Bowland 5	Chipping 3	Saoden 3	Chipping 9	Mellor (nwba)	Read & Simonstone 5.6	Dilworth 1075	Chalburn	
Ribchester 6	Copster Green 3	Chipping 2	Chalburn 6	Mellor Brook (nwba)	Read & Simonstone 5.5	Edisford and Low Moor 1252	Gisburn	
Wipshire 5	Read & Simonstone 3	Downham 2	Dunsoop Bridge 6	Read & Simonstone (nwba)	Littlemoor (Clitheroe) 5.5	Gisburn, Rimington 617	Read & Simonstone	
Grindleton 4	Ribchester 3	Calderstones 1	Bolton-by-Bowland 5	Wipshire (nwba)	Chalburn 5.3	Langho 997	Mellor Brook	
Hurst Green 4	Sabden 3	Grindleton 1	Mellor Brook 5	Worsam (nwba)	St Mary's (Clitheroe) 5.2	Littlemoor 1446		
Barrow 4	Wipshire 3 + rail station	Hurst Green 1	Rimington 5	Billington (w1orM)	Mellor 5.1	Mellor 1217		
Downham 4	Downham 2	Mellor 1	Mellor 4	Calderstones (w1orM)	Alston & Holfersall (Longridge) 4.9	Primrose 1425		
Dunsoop Bridge 4	Mellor 2	Waddington 4	Waddington 4	Chalburn (w1orM)	Langho 4.9	Read and Simonstone 1134		
Gisburn 3	Waddington 2	Hurst Green 4	Hurst Green 4	Downham (w1orM)	Dilworth (Longridge) 4.5	Ribchester 706		
Waddington 3	Waddington 2	Billington 3	Billington 3	Hurst Green (w1orM)	Wiswell & Pendleton 4.5	Sabden 630	Less Sustainable defined settlements	
West Bradford 3	Waddington 2	West Bradford 1	Brockhall 3	Newton (w1orM)	Sabden 4.4	St Mary's 1299	Brockhall	
Mellor Brook 3	Wipshire 1	Wipshire 1	Waddington 2	Pendleton (w1orM)	Salthill (Clitheroe) 4.2	Salthill 1371	Waddington	
Sawley 3	Dunsoop Bridge 1	Brockhall 0	Grindleton 2	Pendleton (w1orM)	Derby with Thornley 4.2	Waddington and West Bradford 1379	Sabden	
Osbaldston 3	Grindleton 1	Copster Green 0	Downham 2	Ribchester (w1orM)	Edisford & Low Moor (Clitheroe) 4.1	Whalley 1596	Pendleton	
Brockhall 2	Hurst Green 1	Dunsoop Bridge 0	Copster Green 1	Tosside (w1orM)	Primrose (Clitheroe) 3.9	Wipshire 1045	Osbaldston	
Tosside 2	Newton 1	Newton 0	Holden 1	Bolton-by-Bowland (w2orM)	(Information in this column only Available at a Parish, not settlement, level)	Wiswell and Pendleton 596	Newton	
Newton 2	Osbaldston 1	Osbaldston 0	Newton 1	Chipping (w2orM)			West Bradford	
Pendleton 2	Sawley 1	Frimington 0	Osbaldston 1	Dunsoop Bridge (w2orM)			Tosside	
Rimington 2	Slaiburn 0	Slaiburn 0	Pendleton 1	Grindleton (w2orM)			Frimington	
Wiswell 1	Bolton-by-Bowland 0	Sawley 1	Sawley 1	Holden (w2orM)			Sawley	
Holden 0	Holden 0	Holden 0	Tosside 1	Sabden (w2orM)			Grindleton	
Worsam 1	Pendleton 0	West Bradford 1	West Bradford 1	Sawley (w2orM)			Calderstones	
Holden 0	Tosside 0	Wiswell 1	Wiswell 1	Slaiburn (w2orM)			Worsam	
Copster Green 0	Wiswell 0	Calderstones 0	Calderstones 0	Waddington (w2orM)			Wiswell	
Calderstones 0	Worsam 0	Worsam 0	Worsam 0	West Bradford (w2orM)			Holden	
							Downham	
							Chipping	
							Slaiburn	
							Bolton-by-Bowland	
							Dunsoop Bridge	
							Hurst Green	
							Ribchester	
							Copster Green	

(nwba) = not within or adjacent to a constraint  
(w1orM) = not within but adjacent to a constraint  
(w2orM) = within one or more constraint areas  
(w2orM) = within two or more constraint areas

Access to employment assumed if possible to access destination by direct bus to arrive before 5am and return home after 5pm

1600 total houses to be provided in these 32 settlements  
576 residual to go into the 32 settlements

## 6. Existing housing commitments- planning permissions and completions

The Inspector has asked for capacity information to be taken into account. It is important to have an understanding of the level of permissions and completions within the defined settlements.

As the table on page 3 illustrates, 1,600 dwellings are to be provided within the 32 defined settlements. Of this, 1655<sup>8</sup> dwellings have been committed through either planning permissions or completions. This equates to an oversupply in these settlements of 55, however, as an adjustment of 200 units is made from the Longridge total and is proposed to be reapportioned to the most sustainable of the defined settlements, the total number of units required in the 32 defined settlements is 145.

Table 7

Settlement	1 No of houses to be provided <sup>9</sup>	2 No of houses already completed/permissions given <sup>10</sup> for each settlement area (based on the Parish)	3 Unadjusted residual (less no already completed/ permission given)	4 Longridge Adjustment <sup>11</sup>	5 Proposed Strategic site <sup>12</sup>	7 Residual number of houses required for each settlement <sup>13</sup>
Clitheroe	2,320	1040	1280		1040	240
Longridge	1,160	327	833	633		633
Whalley	520	588	0 (-68)			0
Non-defined settlements areas (8 settlements) <sup>14</sup>	0	432	0 (-432)			
Other Defined Settlements' (32 settlements)	1,600	1223	377			
	1,600	1655	-55	145		145
Standen						1040
Total	5,600	3610	2058		1040	2058

Based on this, 145 units are required to be apportioned across the 9 'most sustainable' of the defined settlements. Consideration is given to assigning specific housing targets to these 9 settlements according to their ability to accommodate development. This will guide further allocations however it has to be recognised that the housing numbers are targets and not absolute ceilings.

<sup>8</sup> As at 31<sup>st</sup> March 2014.

<sup>9</sup> For the 3 main settlements, total number of dwellings is 4000. Number of houses is calculated from settlement population as a % of total main settlement population – Clitheroe 58%, Longridge 29% and Whalley 13%.

<sup>10</sup> Does not include sites that are awaiting completion of section 106 agreements at 31<sup>st</sup> March 2014.

<sup>11</sup> This allowance reflects development allowed at appeal of 200 units in Preston Borough at Whittingham Lane- 200 units are therefore reapportioned to the most sustainable settlements within the defined settlements.

<sup>12</sup> Proposed strategic site – 1040 dwellings proposed at Standen. 1040 taken from Clitheroe requirement.

<sup>13</sup> As at 31<sup>st</sup> March 2014 – applications have been approved since.

<sup>14</sup> Whilst there are 40 villages in the Ribble Valley, only 32 of these are categorised as 'defined settlements'- these are the settlements where development is to be allocated. Whilst some development has taken place outside of these settlements (in the remaining 8 villages), the Core Strategy development Strategy, once adopted, should prevent further development taking place in these locations.



## 7. Impact on likely additional development across the 32 defined settlements

As the nine 'more sustainable' defined settlements have been determined within chapter 5 of this paper, it is now possible to identify the number of units needed in the more sustainable settlements. The approach taken uses one of a population based approach, similar to that previously used in the Core Strategy for calculating the requirement for Clitheroe, Longridge and Whalley. The population for each of the nine most sustainable of the 'other defined settlements' has been estimated using information from the 2011 Census<sup>15</sup>.

The populations for the nine settlements are shown in column 1 of table 8 according to population size. Column 2 presents this information as a percentage of all of the 9 'more sustainable' settlements for information purposes.

Table 8

Settlement	1. Population of settlement	2. As % of total population of the nine settlements
Wilpshire	3816	29%
Read & Simonstone	2168	16%
Billington	1629	12%
Langho	1599	12%
Mellor	1432	11%
Chatburn	1102	8%
Barrow	646	5%
Mellor Brook	411	3%
Gisburn	379	3%
<b>TOTAL</b>	<b>13182</b>	<b>100%</b>

The information in relation of Mellor Brook relates to the population, which is within the settlement in the Ribble Valley Borough. The Council recognises that the settlement Borough boundary effectively dissects the whole settlement, part of which is in the South Ribble Borough Council administrative area. If that area was included, it is estimated that the population of the whole settlement would be about 520.

It is clear from the above that Wilpshire is significantly the largest of the more sustainable settlements in terms of population. This reflects its long recognised urban nature and relationship with Blackburn. There is a further cluster of five settlements with populations in excess of 1000. The remaining three, Mellor Brook, Gisburn and Barrow have much smaller populations, however Barrow has been a receptor for growth and is recognised as a main location for employment where strategic employment opportunities will be promoted. With this in mind, the settlements can be banded to enable targets, relative to the nature of the settlement to be established. The 9 settlements have consequently been banded into 3 groups, which reflects the population scale, shown in column 1 of table 8.

<sup>15</sup> Population estimates are compiled using the "best fit" of Output Areas that correspond with the settlement defined according to the settlement boundaries of the District-wide Local Plan. Whilst not an exact fit, these are considered to be the best estimates that can be compiled. Population in dwellings constructed since the 2011 census will not be included.

Taking account of the above, it is suggested therefore that the 145 residual requirement be distributed among these settlements in bands as shown in table 9 to reflect the significance of Wilpshire and Barrow, a broad spread of development to the remaining larger settlements and a modest provision in the smaller villages to support in particular affordable housing.

Table 9

Category	Settlement	Apportionment of residual requirement
Tier 1 village	Wilpshire	45
Tier 1 village	Barrow	0
Tier 1 village	Read & Simonstone	18
Tier 1 village	Billington	18
Tier 1 village	Langho	18
Tier 1 village	Mellor	18
Tier 1 village	Chatburn	18
Tier 1 village	Mellor Brook	5
Tier 1 village	Gisburn	5
	<b>TOTAL</b>	<b>145</b>

As previously stated, it should be noted that the determination of a requirement should not be taken as a ceiling; it is feasible that other developments may come forward in the plan period which, with in the overall policy context of the plan, are acceptable.

For information, Tier 1 Village Settlements are the 9 most sustainable of the 32 defined settlements and the Tier 2 Village Settlements are the 23 less sustainable of the 32 settlements.

Based upon the consideration and analysis of the above information, the table below (table 10) sets out the likely development anticipated within each of the defined settlements in the borough.

Table 10: Likely development across the defined other settlements

Category	Settlement	Planning Completions residential 2008- present <sup>16</sup>	Permissions/ for present <sup>16</sup>	Residual number of houses to be developed up to 2028 <sup>17</sup>
Principal Settlement	Clitheroe	1040		240
Principal Settlement	Longridge	327		633
Principal Settlement	Whalley	588		0
<i>Strategic Site</i>	<i>Standen</i>	0		1,040
Tier 1 Village Settlement	Wilpshire	21		45
Tier 1 Village Settlement	Barrow	710		LNH/RB
Tier 1 Village Settlement	Read & Simonstone	27		18
Tier 1 Village Settlement	Billington	58		18
Tier 1 Village Settlement	Langho	3		18
Tier 1 Village Settlement	Mellor	20		18
Tier 1 Village Settlement	Chatburn	9		18
Tier 1 Village Settlement	Mellor Brook	18		5
Tier 1 Village Settlement	Gisburn	11		5
Tier 2 Village Settlement	Copster Green	19		LNH/ RB
Tier 2 Village Settlement	Brockhall	44		LNH/ RB
Tier 2 Village Settlement	Waddington	9		LNH/ RB
Tier 2 Village Settlement	Sabden	129		LNH/ RB
Tier 2 Village Settlement	Pendleton	0		LNH/ RB
Tier 2 Village Settlement	Osbaldeston	0		LNH/ RB
Tier 2 Village Settlement	Newton	1		LNH/ RB
Tier 2 Village Settlement	West Bradford	3		LNH/ RB
Tier 2 Village Settlement	Tosside	1		LNH/ RB
Tier 2 Village Settlement	Rimington	6		LNH/ RB
Tier 2 Village Settlement	Sawley	3		LNH/ RB
Tier 2 Village Settlement	Grindleton	5		LNH/ RB
Tier 2 Village Settlement	Calderstones	85		LNH/ RB
Tier 2 Village Settlement	Worston	0		LNH/ RB
Tier 2 Village Settlement	Wiswell	0		LNH/ RB
Tier 2 Village Settlement	Holden	0		LNH/ RB
Tier 2 Village Settlement	Downham	0		LNH/ RB
Tier 2 Village Settlement	Chipping	23		LNH/ RB
Tier 2 Village Settlement	Slaidburn	0		LNH/ RB
Tier 2 Village Settlement	Bolton-by-Bowland	1		LNH/ RB
Tier 2 Village Settlement	Dunsop Bridge	0		LNH/ RB
Tier 2 Village Settlement	Hurst Green	6		LNH/ RB
Tier 2 Village Settlement	Ribchester	11		LNH/ RB

LNH/RB means Local Needs Housing or development which has Regeneration Benefits only will be allowed in these settlements.

<sup>16</sup> Commitment figures in settlements, not parish. Information taken from Housing Land Monitoring Report 31<sup>st</sup> March 2014, but takes account of the Barrowlands appeal approval of 504 units in Barrow.

<sup>17</sup> Figures are correct as at 31<sup>st</sup> March 2014. The residual figure is based on an average annual requirement of 280 units.

## 8. Summary implications for the Core Strategy

The findings of this work have resulted in main modifications to the Core Strategy being necessary. This has led to the following changes:

1. Wording to Key Statement DS1: Development Strategy has been amended to take into consideration the findings of this report.
2. Development Management policies DMG2: Strategic Considerations has been amended to reflect the proposed categorisation of the 'most sustainable' and 'less sustainable' other defined settlements.
4. The following text will be included within the Core Strategy to illustrate the anticipated level of housing within each of the defined other settlements.
5. The table at appendix 2 (para 15.2) provides detailed numerical information on how it is proposed the residential development in the borough will be distributed. This table will be replaced with the following (table 11 below):

Table 11

Settlement	1 No of houses to be provided <sup>18</sup>	2 No of houses already completed/permissions given <sup>19</sup> for each settlement area (based on the Parish)	3 Unadjusted residual (less no already completed/ permission given)	4 Longridge Adjustment <sup>20</sup>	5 Proposed Strategic sites <sup>21</sup>	7 Residual number of houses required for each settlement <sup>22</sup>
Clitheroe	2,320	1040	1280		1040	240
Longridge	1,160	327	833	633		633
Whalley	520	588	0 (-68)			0
Non-defined settlements/areas (8 settlements) <sup>23</sup>	0	432	0 (-432)			
Other 'Defined Settlements' (32 settlements)	1,600	1223	377			
Standen	1,600	1655	-55	145		145
<b>Total</b>	<b>5,600</b>	<b>3610</b>	<b>2058</b>		<b>1040</b>	<b>2058</b>

<sup>18</sup> For the 3 main settlements, total number of dwellings is 4000. Number of houses is calculated from settlement population as a % of total main settlement population – Clitheroe 58%, Longridge 29% and Whalley 13%.

<sup>19</sup> Does not include sites that are awaiting completion of section 106 agreements at 31<sup>st</sup> March 2014.

<sup>20</sup> This allowance reflects development allowed at appeal of 200 units in Preston Borough at Whittingham Lane- 200 units are therefore reapportioned to the most sustainable settlements within the defined settlements.

<sup>21</sup> Proposed strategic site – 1040 dwellings proposed at Standen. 1040 taken from Clitheroe requirement.

<sup>22</sup> As at 31<sup>st</sup> March 2014 – applications have been approved since.

<sup>23</sup> Whilst there are 40 villages in the Ribble Valley, only 32 of these are categorised as 'defined settlements'- these are the settlements where development is to be allocated. Whilst some development has taken place outside of these settlements (in the remaining 8 villages), the Core Strategy Development Strategy, once adopted, should prevent further development taking place in these locations.