



Ribble Valley Borough Council

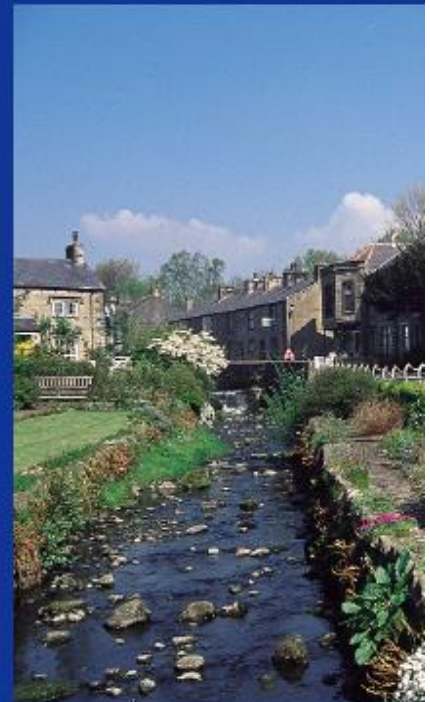
www.ribblevalley.gov.uk

A Local Plan for Ribble Valley 2008-2028

Regulation 22 of the HED DPD:

Proposed Main Modifications: Additional Housing Allocations

Post EIP Hearings Consultation – February 2019



INVITATION TO COMMENT

This consultation which commences on the **1st of March 2019** relates to main modifications being proposed by the Council to the plan. The amendments relate to a number of additional housing sites proposed at Clitheroe, Langho and Simonstone.

For the avoidance of doubt, **this consultation does not seek views on matters which are already agreed in the adopted Core Strategy** such as the spatial development strategy and the overall amount and distribution of new development. You also **do not need** to restate any previous objections as these have already been forwarded to the Inspector for consideration as part of the Examination process. All representations must relate **only** to the additional sites being proposed.

IMPORTANT INFORMATION

This consultation period runs for a 6 wk period from:

Friday the 1st of March 2019 – Friday the 12th of April 2019

Responses received will be passed to the Inspector appointed by the Secretary of State to examine the plan.

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

Email responses to: pmods22@ribblevalley.gov.uk

Post responses to: Pmods, Forward Planning Team, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA.

All responses must be received by the Council **by 5pm on Friday the 12th of April 2019.**

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

All representations received will be provided to the appointed Planning Inspector.

Further details are available from Ribble Valley Borough Council's forward planning team on 01200 425111

This document is available in large print and other formats on request.

SECTION ONE: INTRODUCTION, BACKGROUND AND CONTEXT

The statutory plan making process places a duty on all Local Planning Authorities (LPAs), including Ribble Valley Borough Council, to prepare and put in place a Local Development Framework (LDF). This will provide the basis for guiding investment decisions, determining planning applications and managing how the local area will change over future years. The content and timing of the production of the various elements of the LDF is mapped out in the Council's Local Development Scheme (LDS¹).

The LDS includes the production of a Housing and Economic Development Plan Document (HED DPD), the role and purpose of which is to provide more detailed policy coverage on key issues related to the economy and housing where necessary.

The HED DPD was submitted for Examination in Public (EIP) by the Planning Inspectorate in August 2017. Within it were housing land allocations in Wilpshire and Mellor, the only settlements at that time requiring allocations to meet planned requirements. This was due to the Core Strategy's overall Borough-wide requirement for housing at the time, and specific distribution to individual settlements as set out in Core Strategy Key Statement DS1 had already been addressed through extensive commitments.

In preparing for the Examination in Public and to respond to issues arising regarding land supply the Council undertook consultation on additional sites to be proposed as main modifications in July 2018².

The Council has subsequently revised its Housing Land Supply Evidence (September 2018) and holds the view that it can demonstrate a 5 year supply of housing as required by Government guidance³. The previous consultation was predicated upon the need to ensure sufficient land was identified to meet 5 year supply, however the Council is mindful to ensure that there is sufficient flexibility in the plan to secure a stable and robust supply position which is capable of being delivered by the plan. This is achieved by flexible policies in the Core Strategy that enable development to be brought forward in a sustainable manner and by way of a reserve of allocated sites. Consequently the Council is proposing a number of additional sites are allocated to allow flexibility.

¹ Available on the RVBC website
https://www.ribblevalley.gov.uk/info/200400/local_development_framework/1460/local_development_scheme_lds

² Available on the RVBC website
https://www.ribblevalley.gov.uk/download/downloads/id/11658/regulation_22_consultation.pdf

³ Available on the RVBC website
5 yr supply statement -
https://www.ribblevalley.gov.uk/download/downloads/id/11996/5_yr_supply_statement_october_2018.pdf

Submitted Sites

The reference and site capacity for each site is outlined below:


Site Reference	Site Name/Location	Approx. Site Capacity
MM1	Chatburn Road, Clitheroe	20 dwellings
MM2	Land off Hawthorne Place, Clitheroe	40 dwellings
MM3	Highmoor Farm, Clitheroe	100 dwellings
MM4	South of Laycocks Farm, Langho	10 dwellings
MM5	Haugh Head, Whins Lane, Read & Simonstone	20 dwellings
	Total	190 dwellings

The number and location of sites that are being put forward has not altered from those that were consulted upon in July 2018:

As a result of concerns raised by the Environment Agency during the initial consultation exercise in July 2018 the net developable areas of sites MM1 at Chatburn Road and MM3 at Highmoor Farm, Clitheroe have taken into consideration the adjacent Flood Zones. To satisfy the Environment Agency, the net developable area has thus been reduced to take account of Flood Risk. For ease of reference, the Flood Zone (with a 10m buffer) and the net developable area for site MM1 and MM3 is shown on pages 6 and 10 of this report.

The settlement boundary for Clitheroe is also proposed to be amended. This is to take into account the allocation at MM3 'Highmoor Farm'. A plan of this amendment with confirmation of the net developable area can be found on page 10.

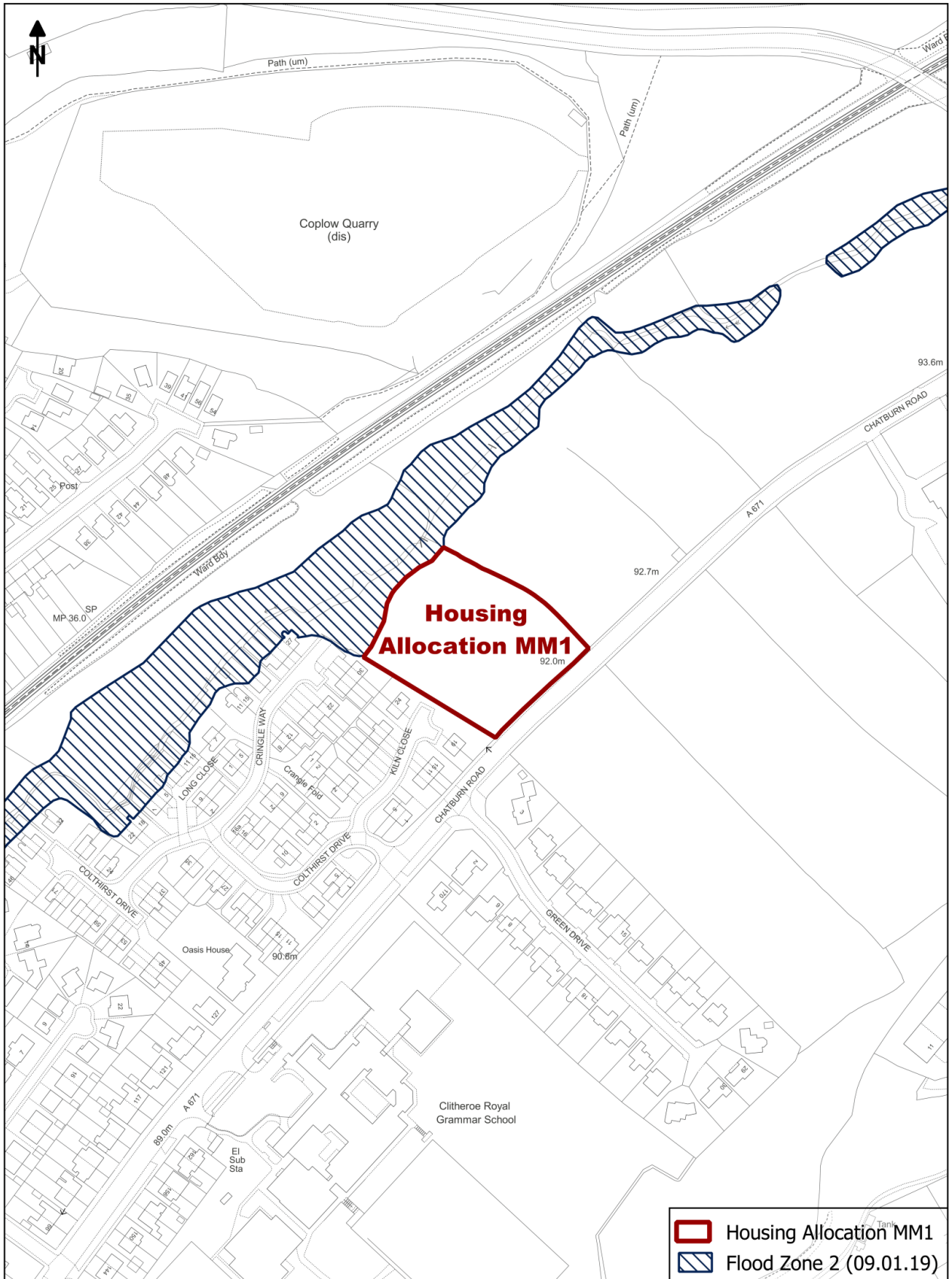
SECTION TWO: HOUSING ALLOCATIONS

<p>Site Reference: MM1</p>	 <p>© Crown Copyright. Ribble Valley Borough Council. Licence No. 100018641 Feb 2019. Contains Ordnance Survey data © Crown copyright and database right 2019</p>
<p>Site Address: Land at Chatburn Road, Clitheroe</p>	
<p>Site Area: Approx 0.7ha</p>	
<p>Site Capacity: Approx. 20 Dwellings</p>	


Site Description

The site is within the defined main settlement of Clitheroe. The site is open grazing land directly north-east of the last housing development heading eastwards out of Clitheroe and towards Chatburn on the north-western side of Chatburn Road. The site is to be accessed off Chatburn Road. The north-western edge of the site is adjacent to Flood Zone 2. The Flood Zone has been excluded from the development area as per advice from the Environment Agency during the first consultation exercise in July.

The development area excluding the flood zone with a 10m buffer to either side is approx. 0.7ha and the site capacity is 20 dwellings. The density and dwelling type will be determined to best meet needs identified in accordance with Policy H2 of the Core Strategy and in accordance with Development Management criteria. Development of the site will be expected to make provision for local (including affordable) housing needs in accordance with the requirements of Policy H3 and Policy DMH1 of the Core Strategy.



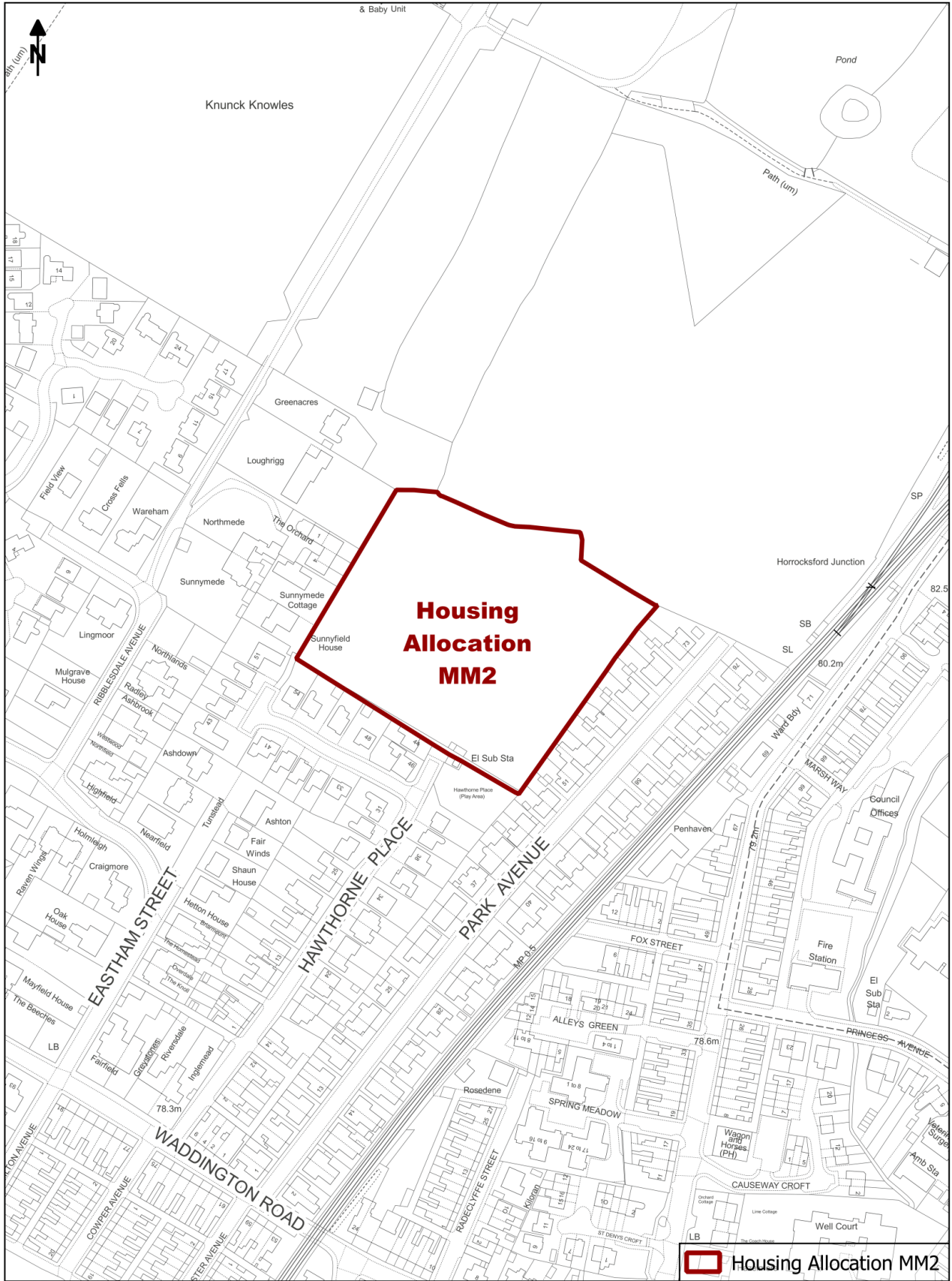
MM1 - Chatburn Road Clitheroe
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<p>Site Reference: MM2</p>	 <p data-bbox="700 902 1410 999"> © Crown Copyright. Ribble Valley Borough Council. Licence No. 100018641 Feb 2019. Contains Ordnance Survey data © Crown copyright and database right 2019 </p>
<p>Site Address: Land off Hawthorne Place, Clitheroe</p>	
<p>Site Area: Approx 1.7ha</p>	
<p>Site Capacity: Approx. 40 Dwellings</p>	

Site Description

The site is within the defined main settlement of Clitheroe. The site comprises open grazing land interspersed with a number of mature trees accessed from the end of Hawthorne Place, off Waddington Road, Clitheroe. The development area is approx. 1.7ha and the site capacity is 40 dwellings.


The density and dwelling type will be determined to best meet needs identified in accordance with H2 of the Core Strategy and in accordance with Development Management criteria. Development of the site will be expected to make provision for local (including affordable) housing needs in accordance with the requirements of H3 and DMH1 of the Core Strategy.



MM2 - Hawthorne Place, Clitheroe

Scale: 1:2500

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<p>Site Reference: MM3</p>	
<p>Site Address: Highmoor Farm, Clitheroe</p>	
<p>Site Area: Approx. 5.0ha</p>	
<p>Site Capacity: Approx 100 Dwellings</p>	

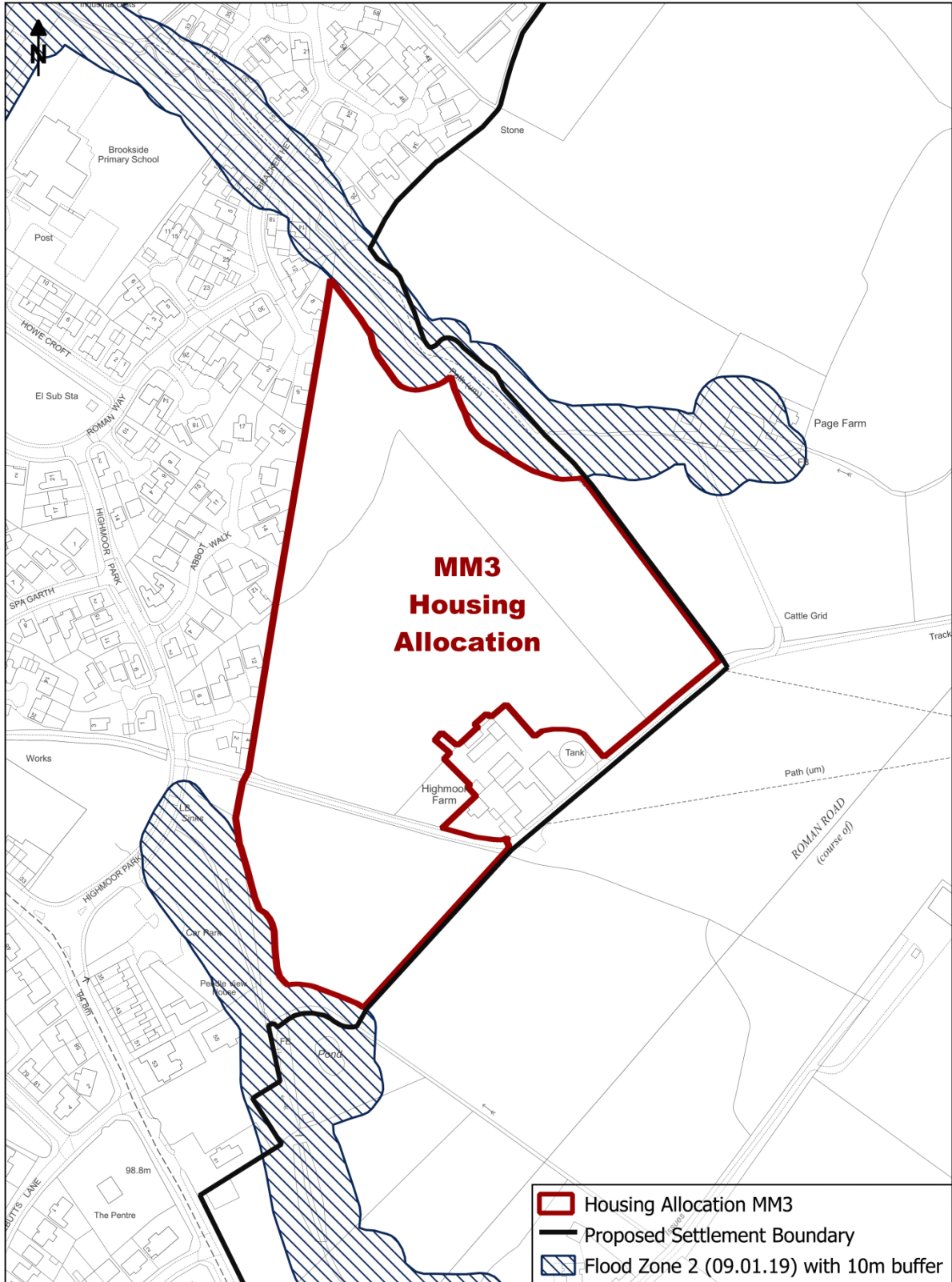
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Site Description

The site is adjacent to the defined main settlement of Clitheroe. The site is located to the eastern end of Clitheroe, accessed initially off Pendle Road and then via a track leading from the main access into the ‘Highmoor Park’, ‘Abbot Walk’ and ‘Roman Way’ estate. The north-eastern boundary is marked by a hedge and row of trees which partly follow a watercourse. A public footpath follows the route of the main access track to ‘Highmoor Farm’ and along the eastern access track which bounds the site and continues north-westwards along the northern boundary of the site.

The development area excluding land at Highmoor Farm which has been granted permission for development (Application Ref. 3/2017/1221) and the flood zone with 10m buffer is approx. 5.0 hectares and the site capacity is 100 dwellings.


The density and dwelling type will be determined to best meet needs identified in accordance with H2 of the Core Strategy and in accordance with Development Management criteria. Development of the site will be expected to make provision for local (including affordable) housing needs in accordance with the requirements of H3 and DMH1 of the Core Strategy.



MM3 - Highmoor Farm, Clitheroe

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<p>Site Reference: MM4</p>	
<p>Site Address: South of Laycocks Farm, Langho</p>	
<p>Site Area: Approx. 0.4ha</p>	
<p>Site Capacity: Approx.10 Dwellings</p>	

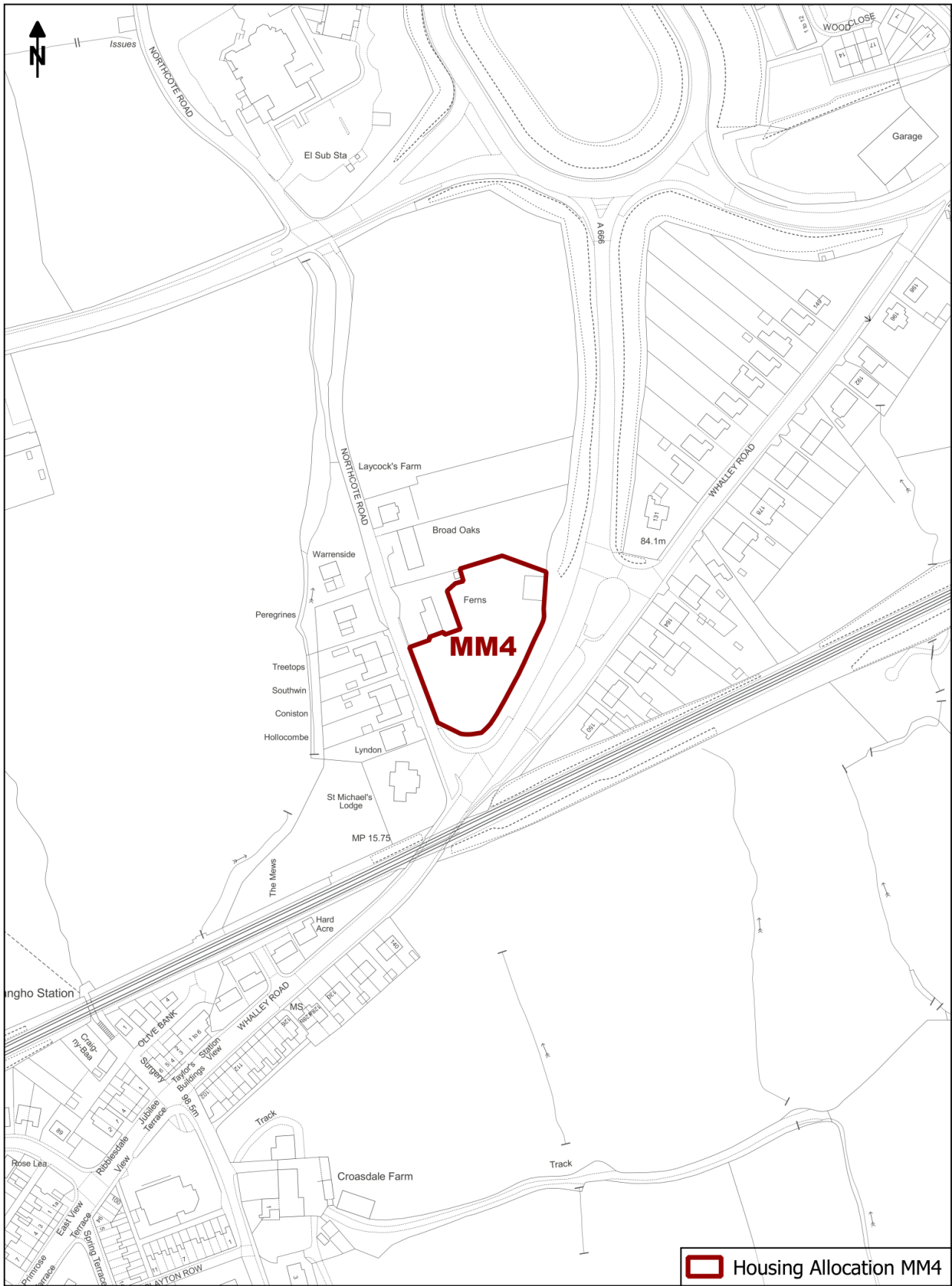
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Site Description

The site is roughly triangular in shape and is sandwiched between the southern end of ‘Northcote Road’ to the west and the A666/Whalley Road to the east heading southwards into Langho. The land is used as part open grazing and as a temporary carpark in connection with works being carried out at ‘St Michael’s Lodge’ to the south-west of the site.

The development area is approx. 0.4 hectares and the site capacity is 10 dwellings.


The density and dwelling type will be determined to best meet needs identified in accordance with H2 of the Core Strategy and in accordance with Development Management criteria.



MM4 - South of Laycock's Farm, Langho

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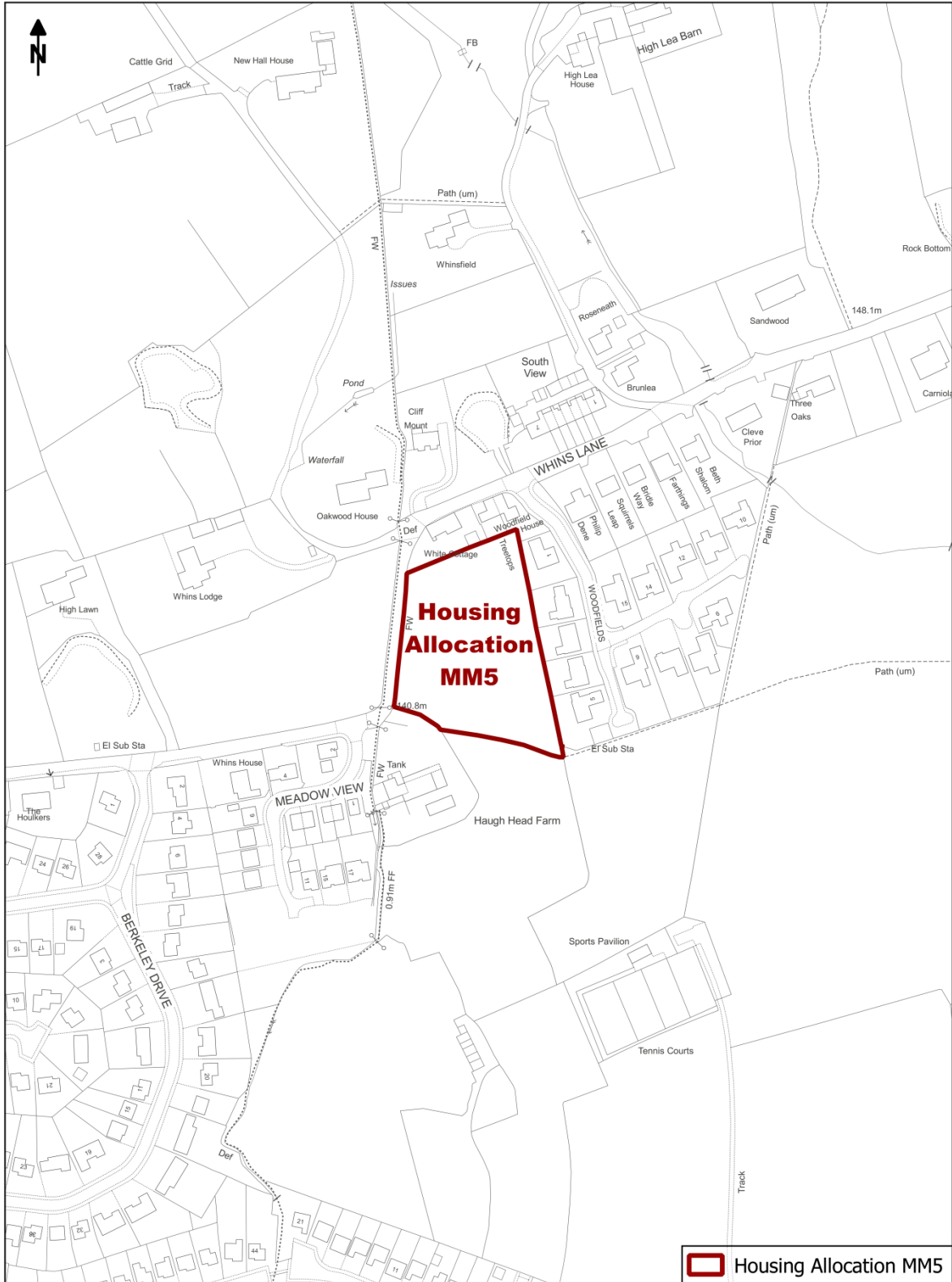
<p>Site Reference: MM5</p>	
<p>Site Address: Haugh Head, Whins Lane, Read & Simonstone</p>	
<p>Site Area: Approx. 0.7ha</p>	
<p>Site Capacity: Approx. 20 Dwellings</p>	
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Site Description

The site is located towards the north-eastern edge of the main settlement of Read. The site is currently open grazing land and is bounded to the south-west by 'Haugh Head farm', to the west by Whins Lane, to the east by the existing housing development at 'Woodfields' and open grazing land lies to the south. A Public Footpath lies across the southern boundary of the site.

The development area is approx. 0.7ha and the site capacity is 20 dwellings.

The density and dwelling type will be determined to best meet needs identified in accordance with H2 of the Core Strategy and in accordance with Development Management criteria. Development of the site will be expected to make provision for local (including affordable) housing needs in accordance with the requirements of H3 and DMH1 of the Core Strategy.



MM5 - Haugh Head, Whins Lane, Read and Simonstone

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Ribble Valley Borough Council

www.ribblevalley.gov.uk

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

01200 425111

www.ribblevalley.gov.uk

contact@ribblevalley.gov.uk

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

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