

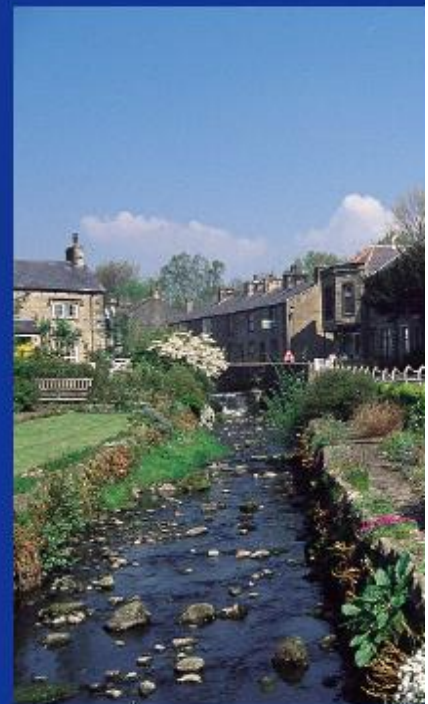


A Local Plan for Ribble Valley 2008-2028

Regulation 22 of the HED DPD:

Proposed Main Modifications: Additional Housing Allocations

July 2018



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. 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 met by the Standen Strategic Site and a variety of granted planning permissions. Furthermore, at the time of the submission of the HED DPD, the Council had demonstrated that it had a five year supply.

Taking into account borough wide housing figures as set out in the most recent Housing Land Availability Report² (published July 2018) and housing developments approved in the April/June quarter indicates that additional allocations totalling at least 165 units are needed for the Authority to be able to clearly demonstrate a 5 year supply and provide a stable and robust position against which planning decisions can be made.

Site Selection

The Authority has reviewed sites that were put to the Council in the Regulation 18 and 19 consultations on the HED DPD which at the time were considered inappropriate as they did not relate to the then specific requirements for sites only in Mellor and Wilpshire. A series of tests have then been applied to establish the most suitable sites. These tests include the application of adopted Core Strategy strategic policies; pragmatic assessments of the likely yield of dwellings and the particular sizes of individual sites given the need to allocate sites that would be built out in five years; specific issues regarding sites that the Council were already aware of from discussions relating to previous planning applications; Sustainability Appraisal and Habitat Regulations feedback; updated indications from the individual site proposers and the potential of sites already allocated in the Submitted 2017 version to accept additional units.

This initial scoping work resulted in the Authority writing a report that included 11 proposed sites that were either a Principal Settlement site (4 in Clitheroe), Tier 1 Sites (4 in total) and 3

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/downloads/file/11645/housing_land_availability_survey_april_2018

Tranche Sites in other settlements. There were no suitable sites that fulfilled the selection criteria put forward in Whalley or Longridge. This report entitled 'Proposed Additional Housing Land Allocations To Be Included Within Housing And Employment Land Development Plan Document' was taken to a special Planning and Development Meeting on the 17th of July 2018. The link to this report which lists the sites initially selected and also includes the detailed site selection criteria at Appendix A can be found on the Councils website at:

https://www.ribblevalley.gov.uk/meetings/meeting/1125/special_planning_and_development

At this meeting members resolved to acknowledge the deletion of two sites in Clitheroe (LCC Sites 11 and 14) as LCC have confirmed that they are not deliverable within the next 5 years. Site 13 at Highmoor Farm was agreed to be put forward in lieu of Site 18 on land North of Ribblesdale View, Chatburn and the additional allocation at Wilpshire Site HAL2. Site 6 and Site 25 were not put forward. In short, the sites put forward for consultation and as agreed by members include:

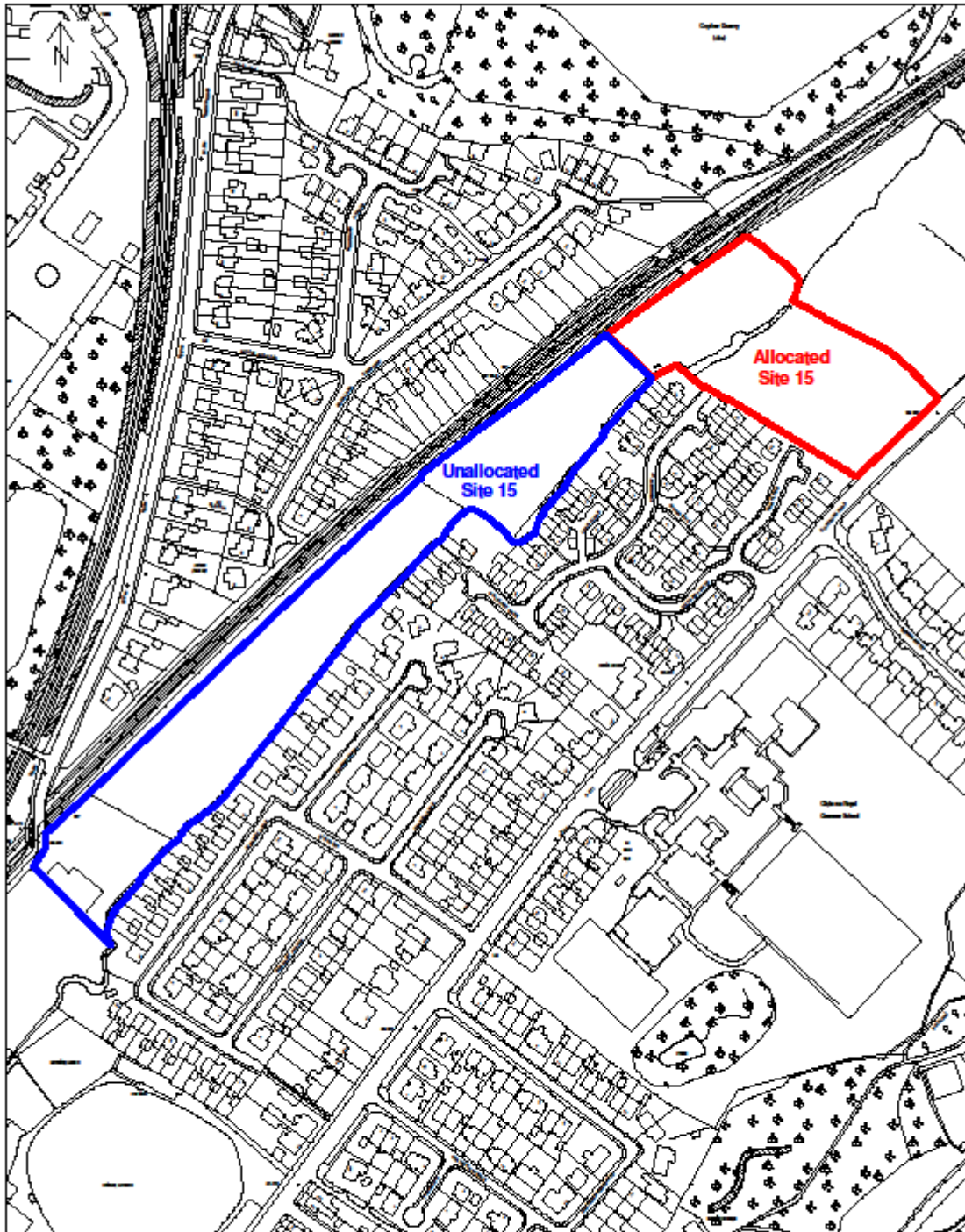
- Site 15 – Chatburn Road, Clitheroe (NE Portion only) – circa 40 units
- Site Devpr3 – Land off Hawthorne Place, Clitheroe – circa 40 units
- Site 13 – Highmoor Farm, Clitheroe – circa 100 units
- Langho Site 1 – South of Laycocks Farm, Langho – circa 10 units
- Site 24 – Haugh Head, Whins Lane, Read and Simonstone – circa 20 units

In acknowledgement that the above sites are Main Modifications to the Reg. 22 Submission of the HED DPD each site has been given an additional reference as follows:

- **MM1** – Site 15 – Chatburn Road, Clitheroe (NE Portion only)
- **MM2** - Site Devpr3 – Land off Hawthorne Place, Clitheroe
- **MM3** - Site 13 – Highmoor Farm, Clitheroe
- **MM4** - Langho Site 1 – South of Laycocks Farm, Langho
- **MM5** - Site 24 – Haugh Head, Whins Lane, Read and Simonstone

SECTION TWO: HOUSING ALLOCATIONS

MM1 – SITE 15 – CHATBURN ROAD, CLITHEROE (NE PORTION ONLY)

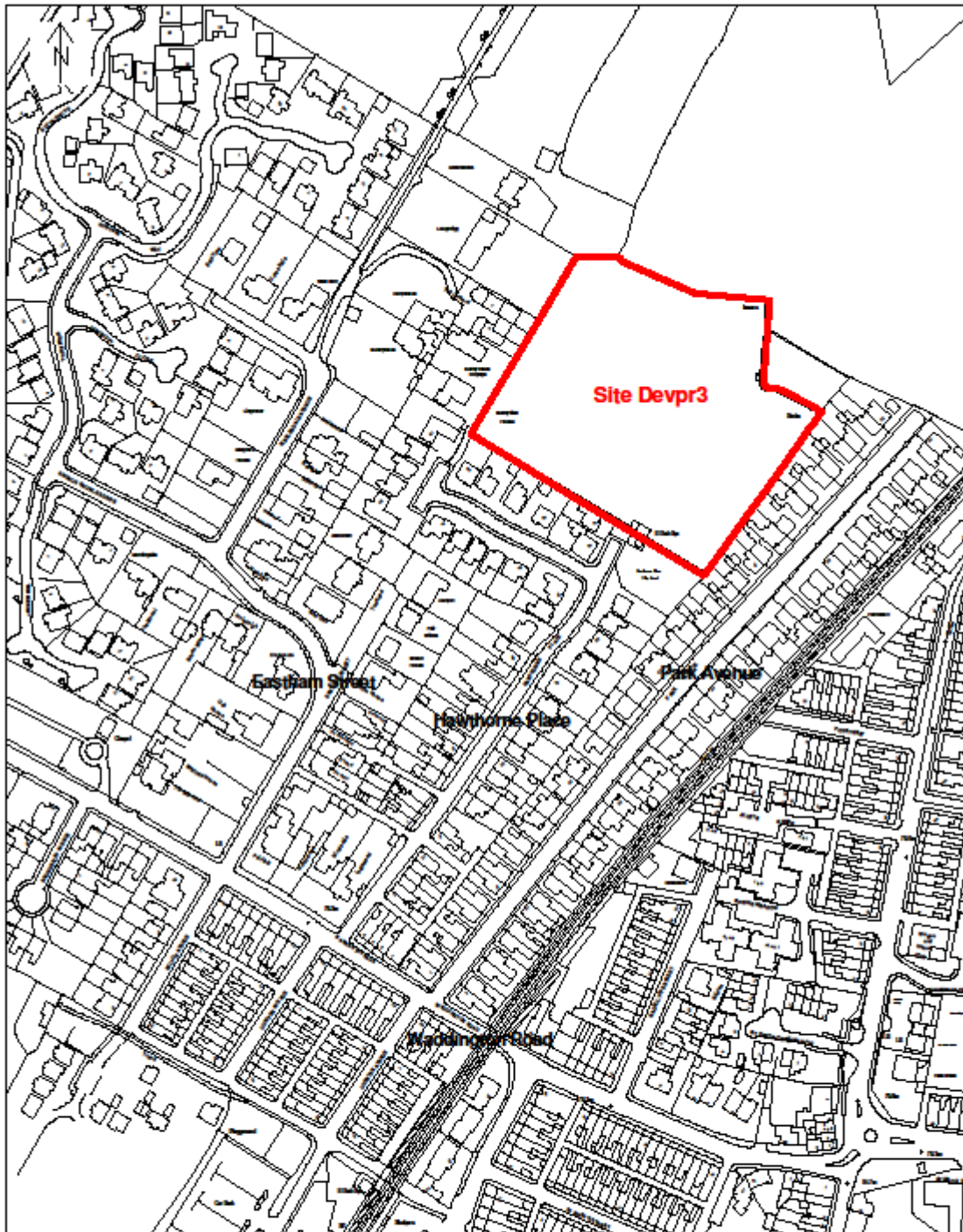


Site 15: Chatburn Road

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MM2 – SITE Devpr3 – LAND OFF HAWTHORNE PLACE, CLITHEROE

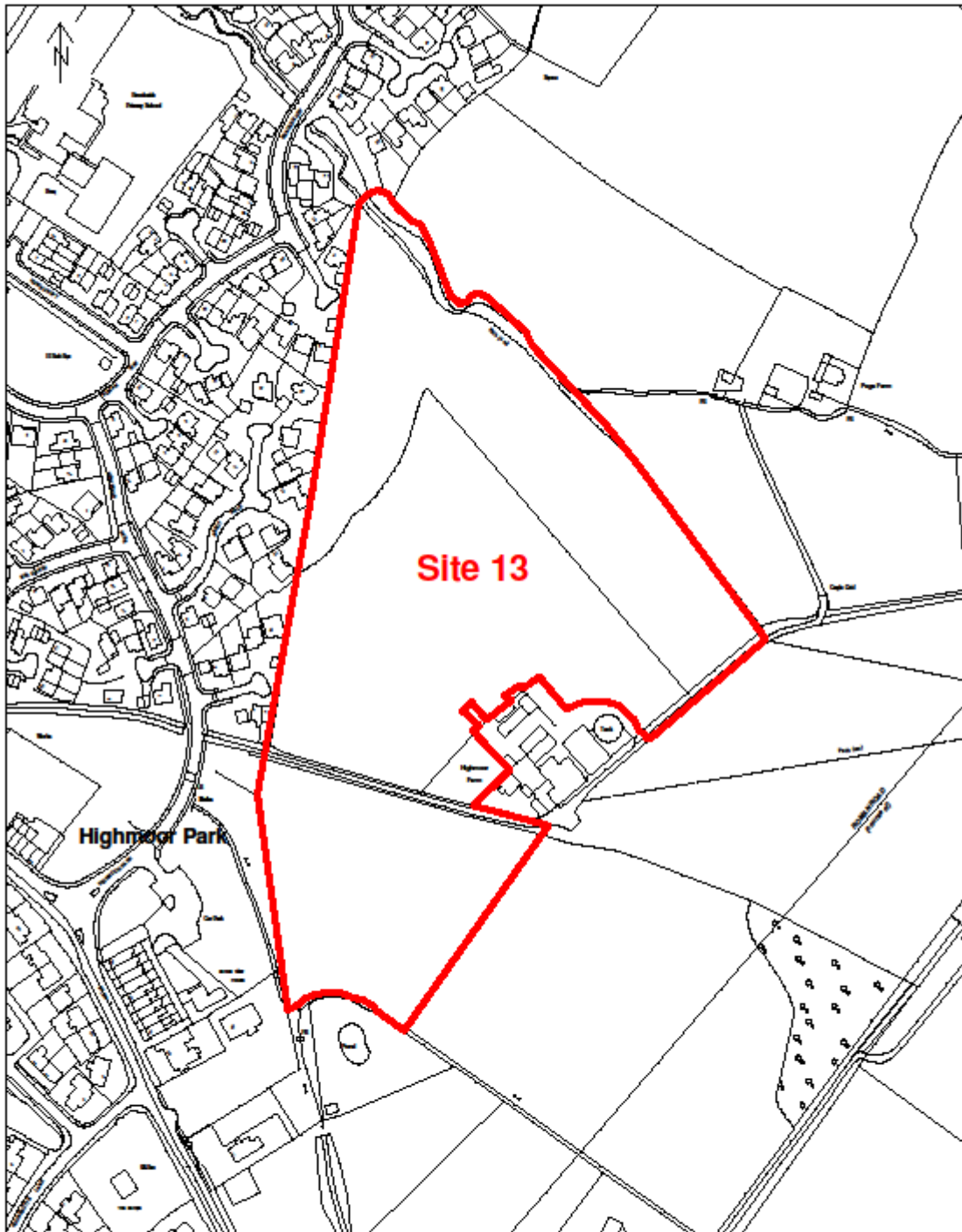


Site Devpr 3

Scale 1:2500

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MM3 - SITE 13 – HIGHMOOR FARM, CLITHEROE

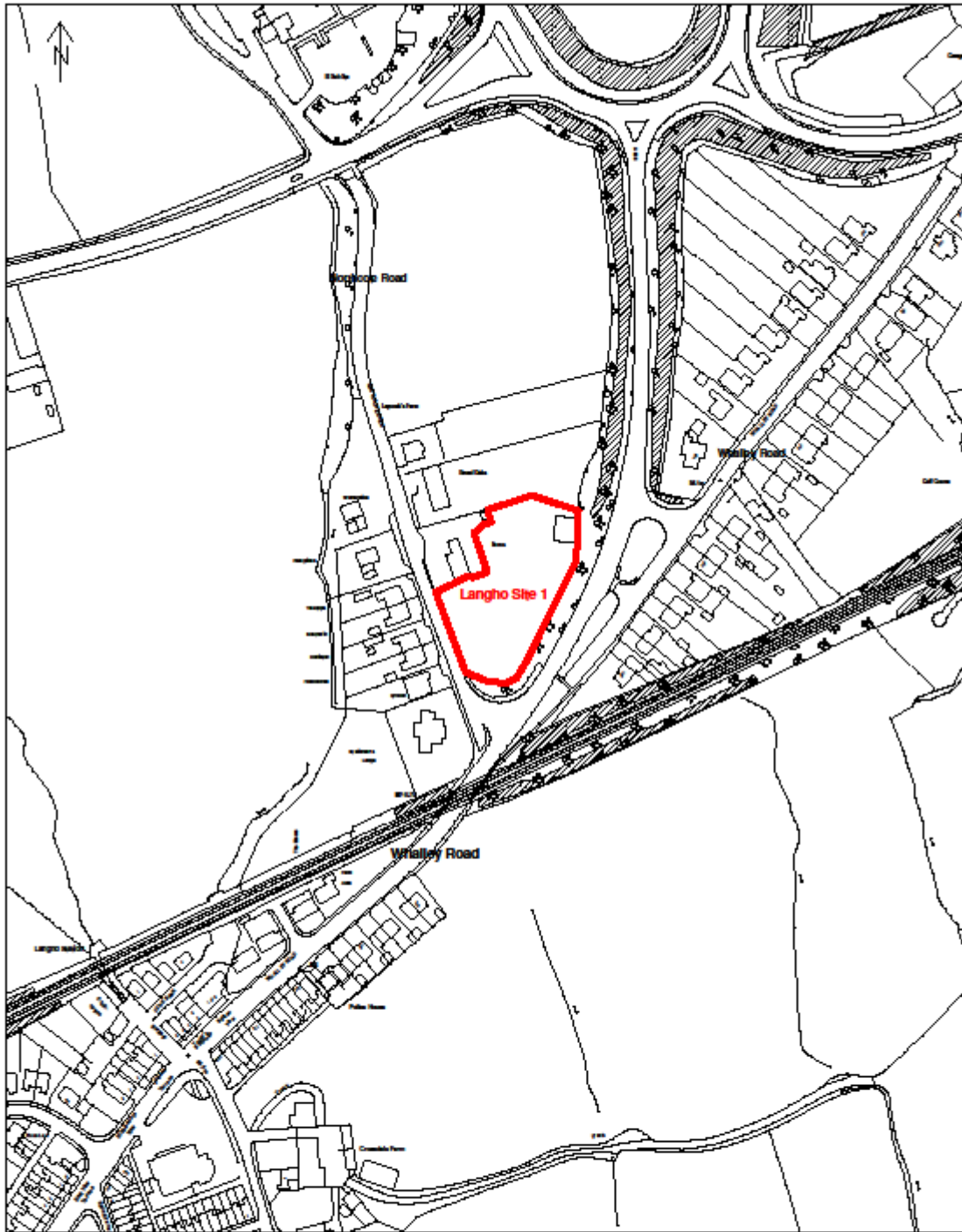


Site 13: Highmoor Farm

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MM4 - Langho Site 1 – SOUTH OF LAYCOCKS FARM, LANGHO

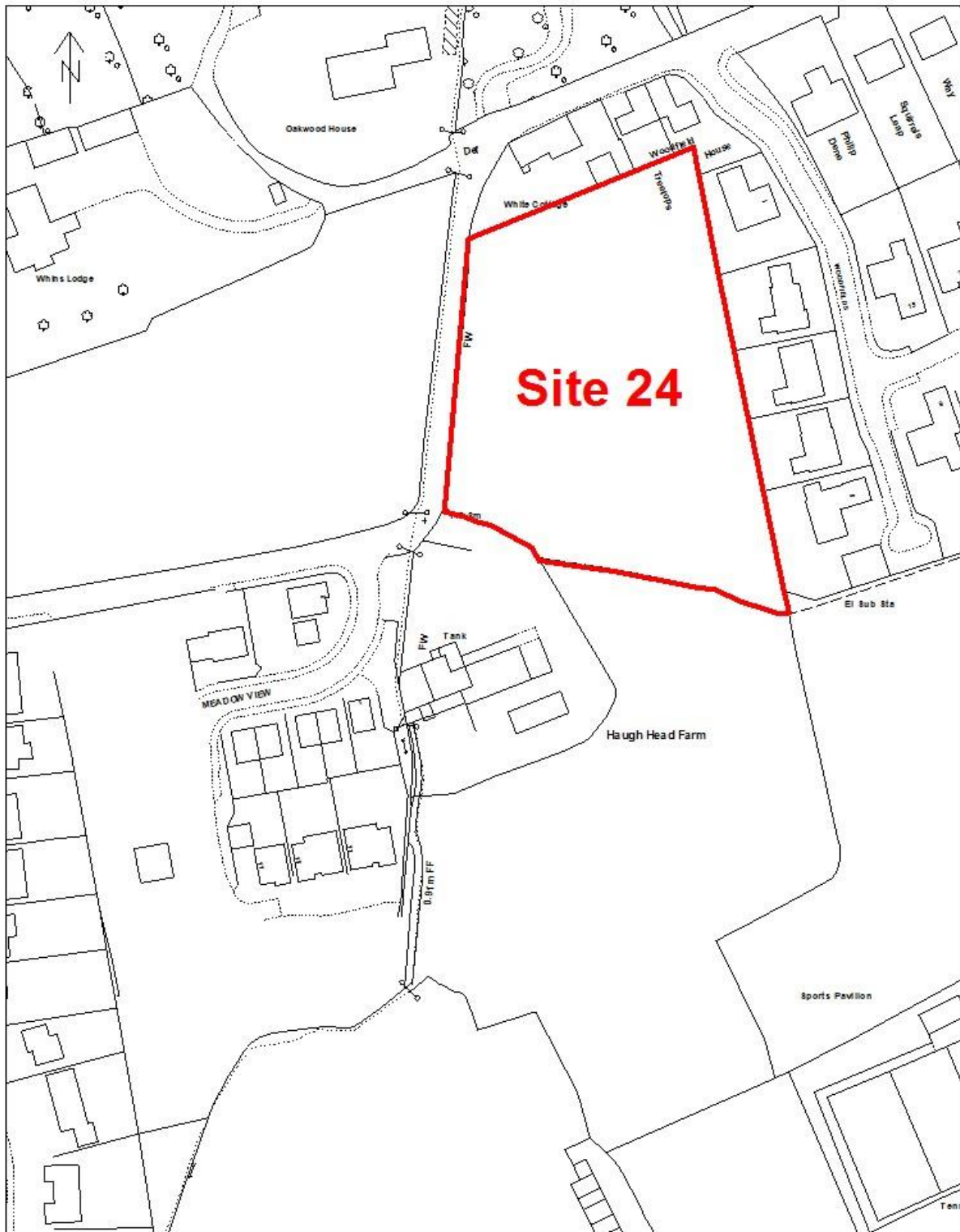


Langho Site 1

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MM5 – SITE 24 – HAUGH HEAD, WHINS LANE, READ AND SIMONSTONE



Site 24: Adj Haugh Head WhinsL

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INVITATION TO COMMENT

This consultation which commences on the 27th of July, relates to amendments 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 from **Friday 27th July until 5pm on Friday 7th September 2018.**

Responses received will be considered and used to inform the proposed Main Modifications to the document (Regulation 22) which will be submitted to the Secretary of State for Independent Examination.

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.

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.



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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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