



A Local Plan for Ribble Valley 2008-2028

IDENTIFIED CHANGES

To the Regulation 19 Publication version of the

Housing and Economic Development – Development Plan Document

Schedule of changes necessary to deliver a sound plan

June 2017



Identified changes

Changes to be made to the HED DPD necessary to deliver a sound plan

This report sets out the changes that are considered necessary to the Housing and Economic Development DPD to ensure that a sound plan is submitted for Examination.

The table below sets out the changes. *Text in blue italics represents a proposed insertion* and ~~Text with a red strikethrough represents a proposed deletion.~~

Changes to the made to the HED DPD document

No.	Details of change
DOC1	<p>Amend Justification to Housing Allocation Policy (Policy HAL) as follows:</p> <p><u>Justification</u></p> <p>Key Statement H1 of the Core Strategy sets out a requirement for 5600 dwellings in the plan period 2008 to 2028 which equates to an annual target of 280. The Development Strategy set out at Key Statement DS1 of the Core Strategy directs the majority of the new housing development to the strategic site south of Clitheroe (known as Standen) and the principal settlement so Clitheroe, Longridge and Whalley. In addition it directs a limited amount of new housing to the Tier 1 villages which are considered to be the more sustainable of the 32 defined settlements outside the principal settlements. In addition to DS1, Table 4.12 of the Core Strategy sets out clearly the spatial direction of new housing and the general quantum of growth in the principal and Tier 1 settlements.</p> <p>This DPD does not seek to reconsider the housing requirement or its spatial distribution but rather to make allocations to meet any outstanding requirements based on the provisions of the Core Strategy.</p> <p>The Council undertakes regular monitoring of housing land provision in terms of overall provision and its spatial distribution. Taking account of completions in the plan period to date, extant permissions (started and not started) the evidence base¹ showed that there were only small residual requirements in the principal settlement of Longridge and the Tier One settlements of Mellor and Wilpshire. Up to date housing monitoring at 30th September 2016 <i>31st March 2017²</i> shows that the residual requirement in Longridge was 25 <i>21</i> dwellings, Mellor 17 dwellings and in Wilpshire 34 <i>32</i> dwellings.</p> <p>In the case of Longridge, since the evidence base was compiled the Council has resolved to grant permission, <i>subject to the completion of a Section 106 Agreement</i> for further dwellings in Longridge which would <i>more than</i> address any outstanding residual requirement in the plan period, <i>including a scheme for 275 dwellings on land to the West of Preston Road</i>. In addition, monitoring information shows that windfall developments, redevelopment sites within this principal settlement and conversions continue to come forward and are likely to meet outstanding needs in the plan period.</p>

¹ A Local Plan for Ribble Valley: regulation 18 Issues and Options Consultation Housing and Economic Development DPD August 2016.

² *Housing Land Availability Survey April 2017 available at:*
https://www.ribblevalley.gov.uk/downloads/download/7171/housing_land_availability_surveys_and_reports

	<p>In the case of Mellor and Wilpshire, which are much smaller settlements, constrained at least in part by Green Belt, there are fewer opportunities for windfall development and specific sites which have been selected through the previous stages of plan making, are allocated specifically to meet the housing requirements in these settlements in the plan period.</p> <p>The following two sites are allocated to address housing requirements in Mellor and Wilpshire:</p> <p>(focussed change to reflect up to date evidence)</p>
DOC2	<p>Amend supporting text to <u>Policy HAL2: Land at Wilpshire</u> as follows:</p> <p><u>Land at Wilpshire</u></p> <p>This is a greenfield site which slopes upwards in a north easterly direction and comprises open field/grazing land. Electricity pylons and overhead lines cross the lower part of the site which may preclude construction on this part of the site but offer the opportunity for open space network. <i>The southern boundary of the site has been amended northwards following the Regulation 19 (Publication) stage to exclude the mature woodland and</i> In this respect, the southern boundary borders onto the steeply wooded clough of Knotts Brook <i>to the south of the site.</i> and The southern part of the site may offer the opportunity to increase the tree cover in the vicinity. In addition a high pressure pipeline runs in the vicinity of the southern boundary with an easement that will impact on development. A public footpath runs adjacent to the eastern boundary and the development of the site will provide the opportunity to enhance pedestrian links with the public footpath network. The southern boundary also forms part of the Ribble Valley Borough boundary <i>lies in close proximity to the borough boundary</i> with Blackburn with Darwen Council. It is envisaged that the site is accessed from Whalley Road via Salisbury View, not from Hollowhead Lane.</p> <p>In addition to the electricity line, the topography of the site presents issues in terms of visual impact and restrictions on capacity of the site. However, with careful consideration to design and scale the site is capable of meeting outstanding requirements for the settlement of Wilpshire. Careful regard will be given to any proposals on the site that seek to bring forward more than the planned requirement having regard to the overall development strategy of the Core Strategy and the relevant Development Management considerations.</p> <p>(focussed change to reflect the outcomes of Regulation 19 consultation)</p>

DOC3	<p>Amend Open Space (Policy OS1) as follows: Open Space (Policy OS1)</p> <p>This policy provides further detail relating to Policy DMB4 of the adopted Core Strategy</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>Open Space Sites Outside Defined Settlements</p> <p>In conjunction with Policy DMB4: (Open Space Provision) the Borough Council will refuse development proposals which involve the loss of existing open space, as defined on the Proposals Map, throughout the Borough. This will include private playing fields which are <i>currently</i> in recreational <i>or</i> sporting use, <i>or were last used for sport or recreation.</i></p> <p>As set out within DMB4, in exceptional circumstances and following a robust assessment, where the loss of a site is justifiable because of the social and economic benefits a proposed development would bring to the community, consent may be granted where suitable replacement facilities are provided <i>on like for like or better basis</i>, or where existing facilities elsewhere in the vicinity are substantially upgraded to the satisfaction of the Local Planning Authority. These must be readily accessible and convenient to users of the former open space areas.</p> </div> <p>(focussed change to reflect the outcomes of Regulation 19 consultation)</p>

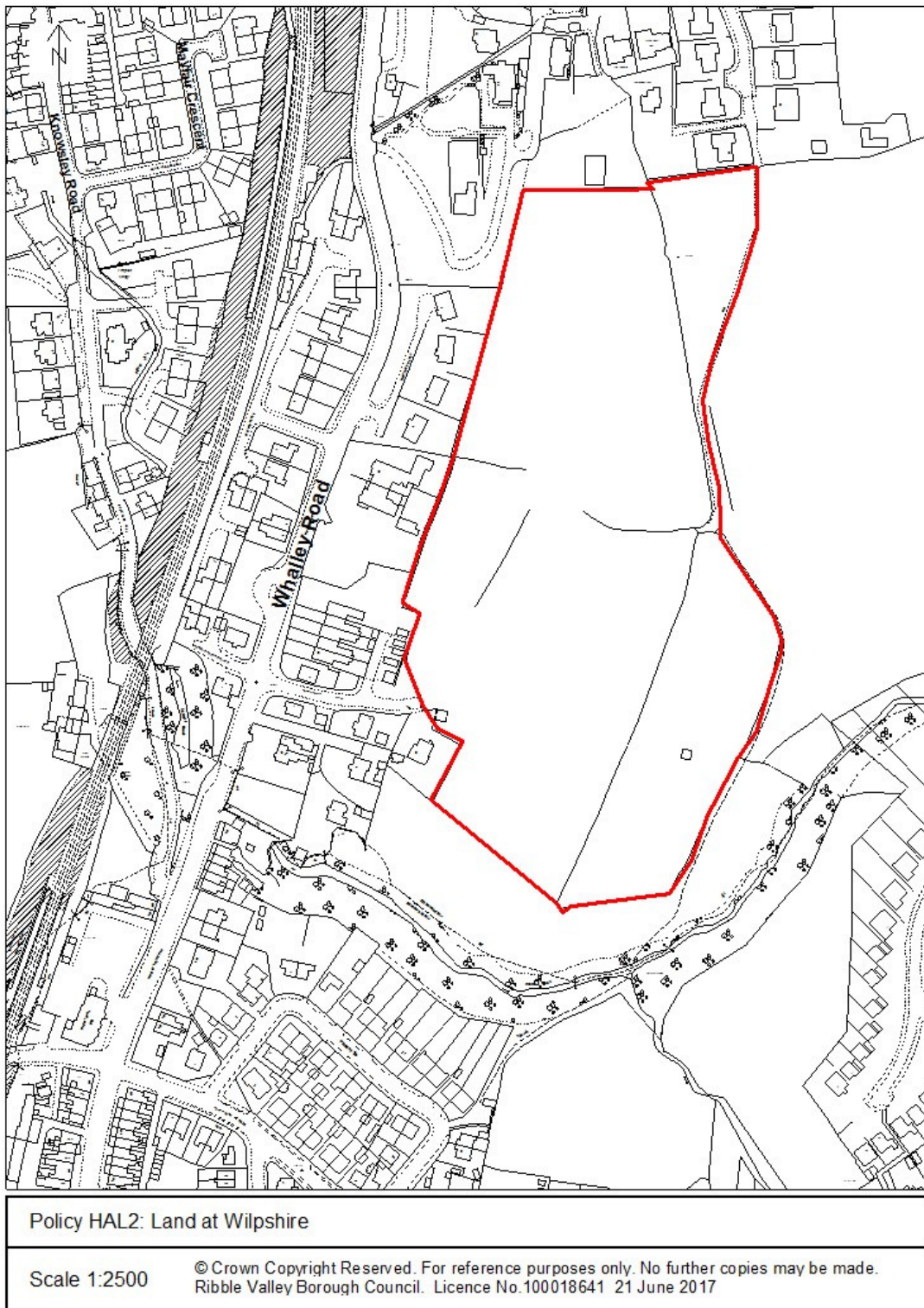
Changes to the made to the Proposals Map

The changes outline below will be presented in a document titled '*Further changes to the Draft Proposals Map*' and sets out those additional changes considered necessary following the publication of the Reg 19 '*Resultant changes to the Proposals Map*' document.

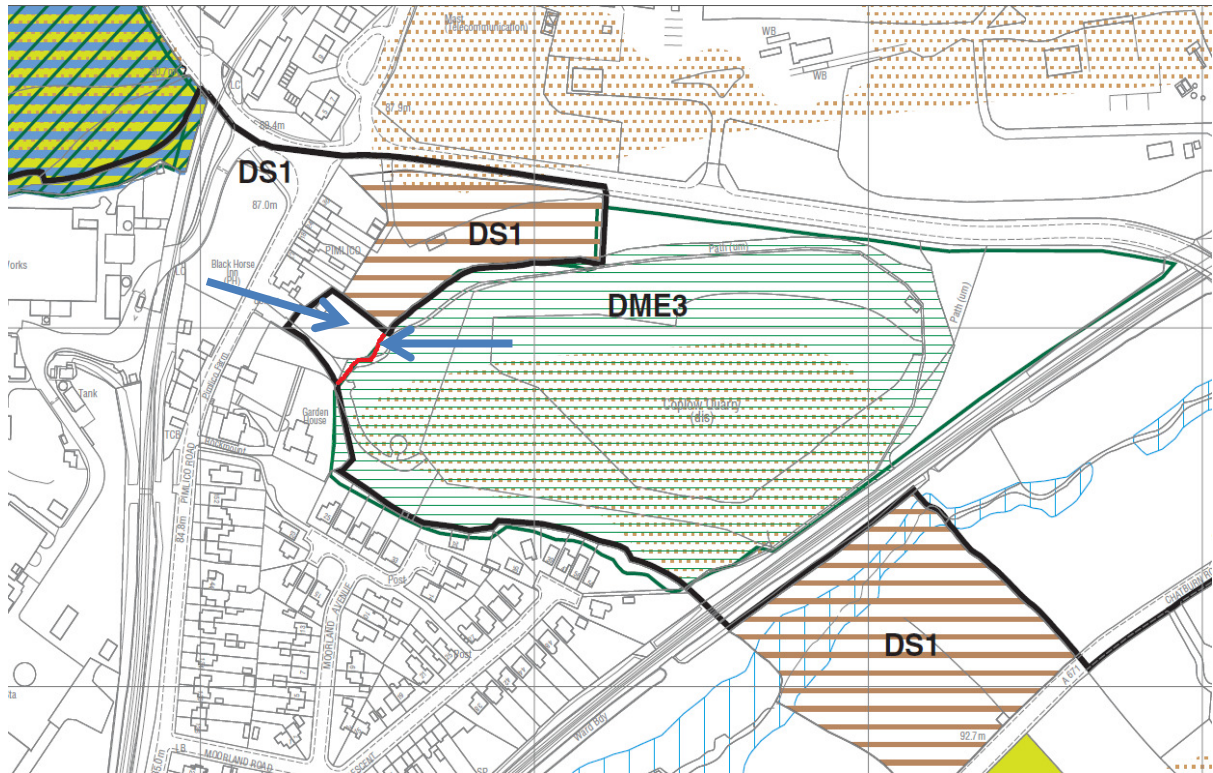
No.	Details of change
PM1	Policy HAL2 Amend boundary of allocation site to exclude woodland area. Plan (Map 1) showing revised boundary can be seen in appendix 1 of this report. (focussed change to reflect the outcomes of Regulation 19 consultation)
PM2	Settlement Boundary Amend boundary to include small site adjacent to Black Bull in Pimlico, Clitheroe to include permitted dwelling under construction. See Map 2 in Appendix 1 of this report.
PM3	Open Space Withdraw Open Space site in Newton east of Lowood) See Map 5 in appendix 1 of this report.
PM4	Open Space Withdraw small portion of open space site on western boundary of Brockhall settlement See Map 3 in appendix 1 of this report.
PM5	Open Space Withdraw Open Space site on western site of Barrow (included wholly with housing development west of Whalley Road, Barrow See Map 4 in appendix 1 of this report

Appendix 1

Map 1: revised allocation boundary of Policy HAL2



Map 2: Land at Black Bull, Pimlico

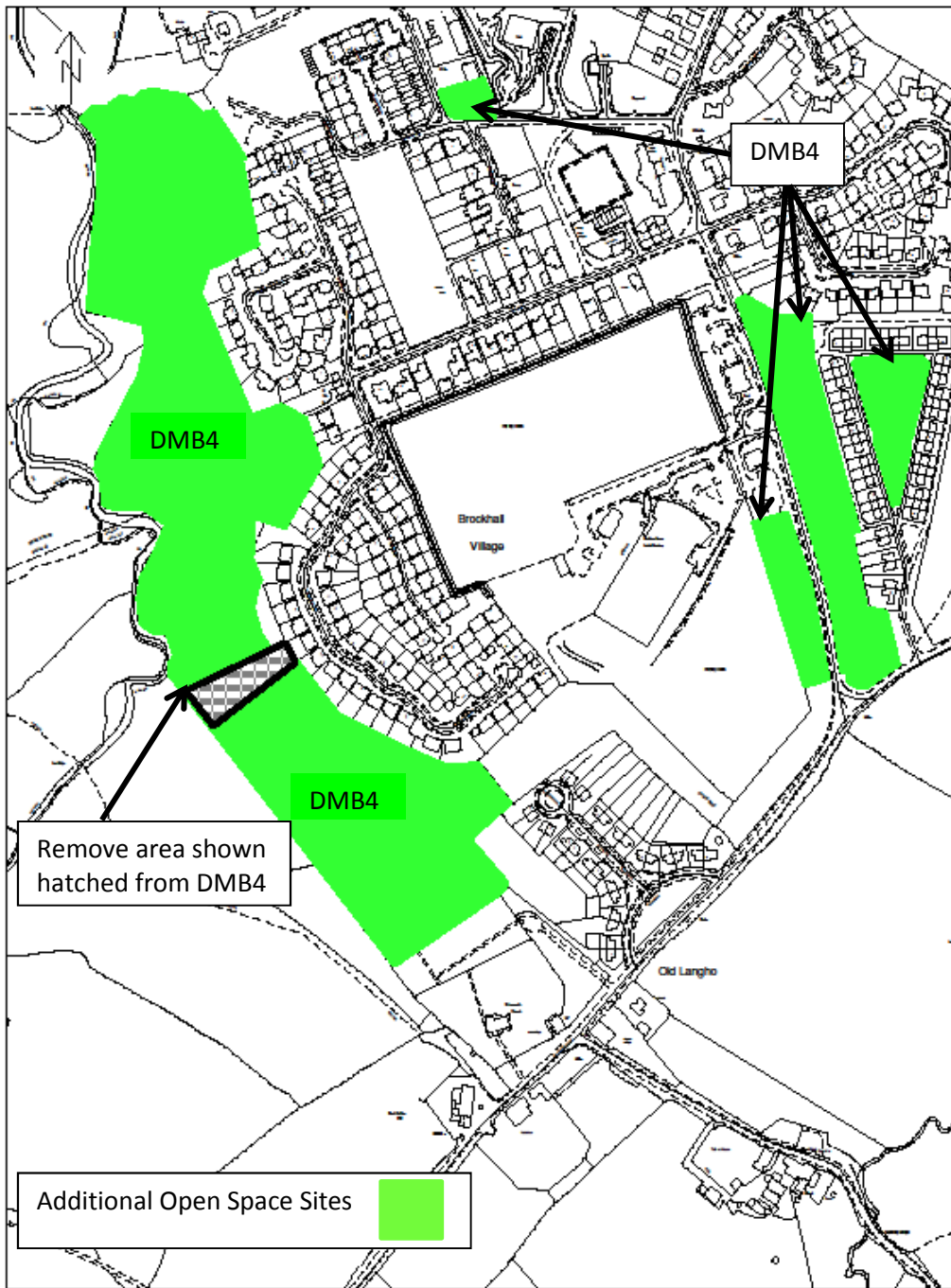


← Location of proposed amendment

----- Proposed amendment to Settlement Boundary

----- Draft settlement Boundary (as shown in Reg 19)

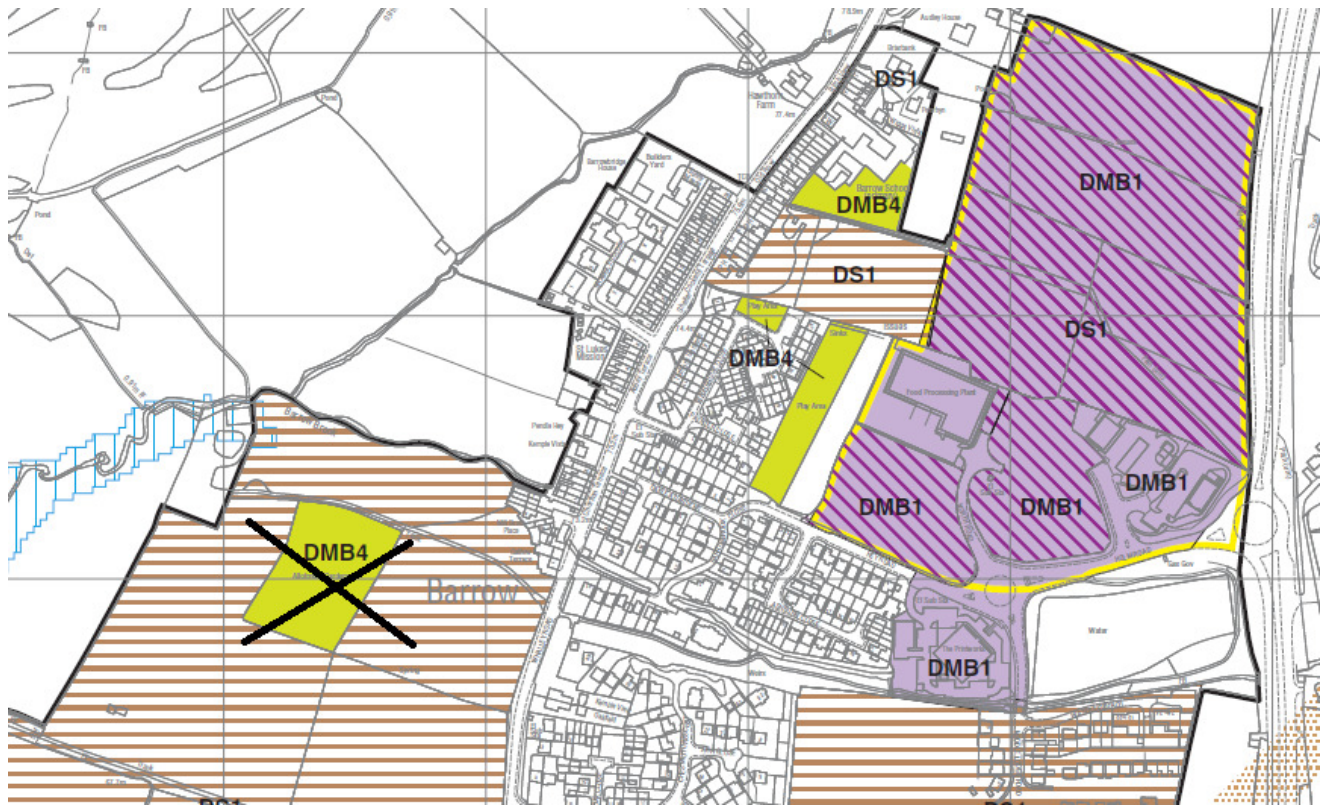
Map 3: Land at rear of 28 Highwoods Park, Brockhall Village



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Map at scale 1:4000 produced on 03 July 2017 at 14:57.
Ribble Valley Borough Council. Licence No. 100018641

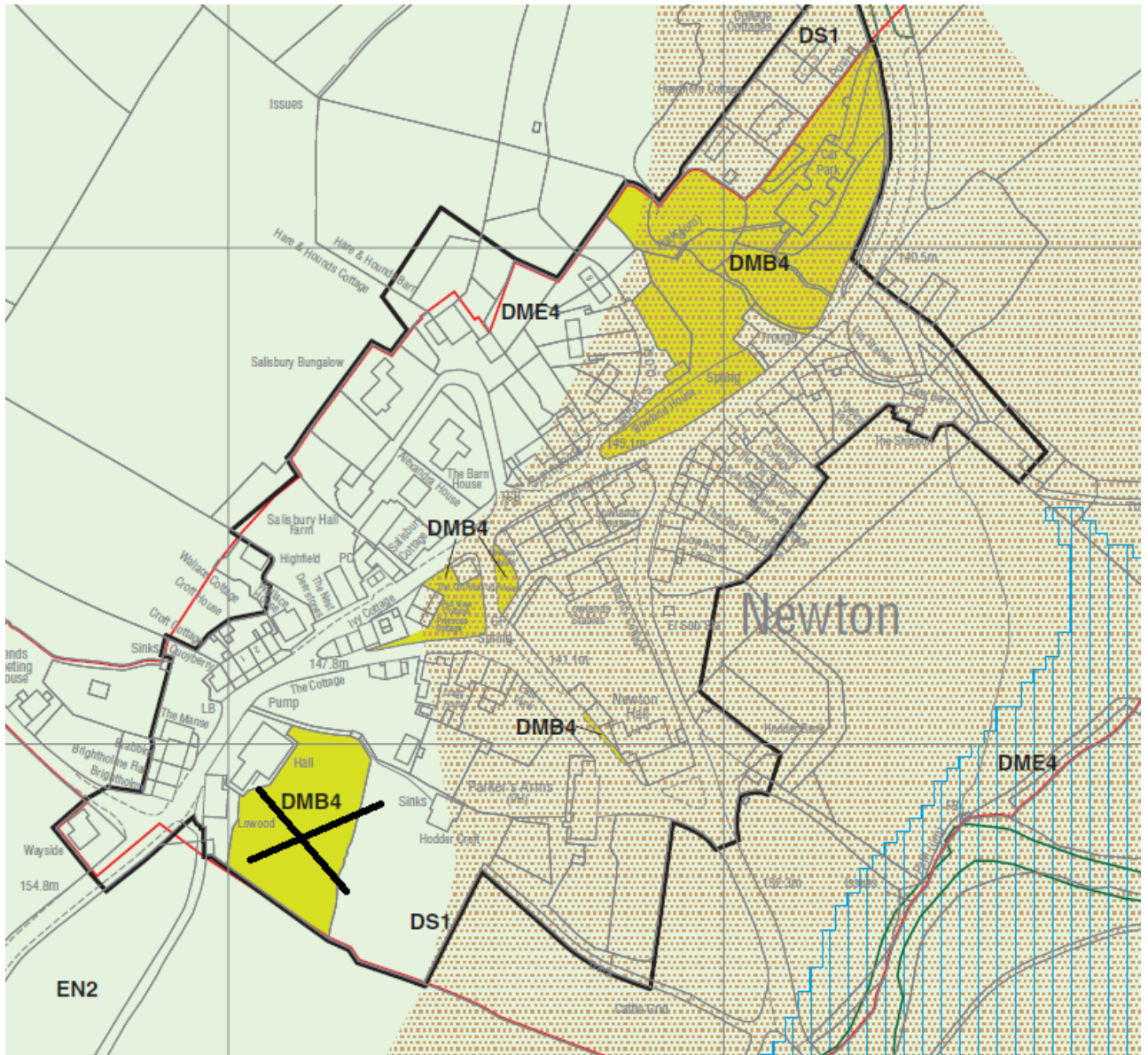
Land withdrawn from DMB4 designation. Public access to the DMB4 site (north and south of this parcel) would be maintained.

Map 4: Land at Barrow



Land marked with X withdrawn from DMB4 designation.

Map 5: Land East of Lowood, Newton



Land marked with X withdrawn from DMB4 designation.