



Core Strategy

Generation of alternative Development Strategy options

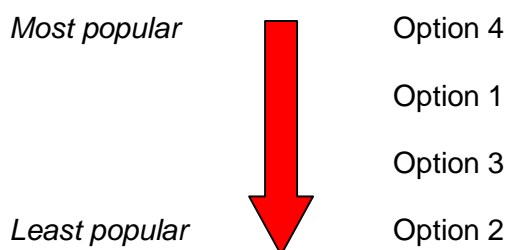
**Part of the Local
Development Framework
Evidence Base for the Core
Strategy**

June 2011



Generation of alternative Development Strategy option

- 1.0 Consultation on the Regulation 25 stage of the Core Strategy began in August 2010 and ran until October 2010. The consultation attracted an excellent level of response and a summary document outlining the main findings was published in March 2011.
- 1.1 During the consultation both the full document and a booklet setting out the main points were available across the borough, with consultation events being held in a range of locations across Ribble Valley over the 8-week period. The document set out issues and options for both the development and the protection of areas of the Borough, addressing covering issues such as housing, the economy, leisure, retail, the environment and infrastructure. In considering where development should and should not be located, three Development Strategy options were set out. These provided three different scenarios in terms of the potential distribution of development in the borough over the next 15-20 years for consultees to consider and choose their favourite.
- 1.2 A further option, option 4, provided the opportunity for a 'you tell us' approach. As stated in the Summary of Representations document for the Regulation 25 Core Strategy consultation, the preference was for an option 4, as an alternative option to option 1, 2 or 3.



2.0 OPTION 4

- 2.1 Although a third of people stated that they would like to see an alternative option, but provided no detail of what this should be, the majority gave an indication of how they would like to see this option shaped. It must be appreciated however that only common themes can be pulled together from these suggestions, as there wasn't one single option put forward by a significant number of people.
- 2.2 The common themes and ideas for the alternative option put forward were as follows:
- Suggestions for particular settlements;
 - Comments on the adequacy of local infrastructure or comments which focused on the needs of particular groups such as those seeking starter homes,
 - Affordable homes or the provision of accommodation for older people, without suggesting where in the Borough such development should happen.
 - Making a case for the development of particular sites within particular settlements or
 - Questioning the general scale of development.

- Focus all or the majority of future development in Clitheroe and Longridge. The reasoning, where it was expressed, rested on these settlements possessing adequate infrastructure.
 - Focus development significantly in Clitheroe due to its infrastructure provision or focus development on the three settlements of Clitheroe, Longridge and Whalley, as in Options 1 and 2, but varying the percentages of growth allocated to each in a slightly different way (though the detail of this 'different way' was not suggested).
- 2.3 The issue that was raised repeatedly was the proposal to spread all the required housing development throughout the Borough's towns and villages rather than concentrating it mainly within the three settlements as described in options 1 and 2 of the Regulation 25 Core Strategy consultation document.
- 2.4 Many stated in proposing this option that this was more equitable, "spreading the load more fairly". Some suggested that it be done on a pro rata basis according to local populations within each settlement. Others went further suggesting that many local villages would benefit from more housing that would help support local schools and shops and also make better use of current infrastructure. Some suggested the sizes of housing developments that could be placed in other settlements, these ranging from between 5 and 10 units to between 50 and 100 units. Some mentioned that these developments should include affordable housing to help local people stay within their villages. Others suggested criteria that could be used in deciding which settlements could be developed further, such as accessibility to the A59 or the location of a railway station, similarly to the approach already used by Ribble Valley Borough Council in its Settlement Hierarchy, which is an adopted LDF evidence base document.

3.0 REVISION OF HOUSING REQUIREMENT

- 3.1 Another issue that emerged as part of the consultation was that the overall scale of development in relation to housing (1500 houses over 15 years), is too high. This view was particularly evident in relation to Whalley and to the borough as a whole. These issues generally related closely to how the housing numbers were derived.
- 3.2 At the time of the consultation, the overall scale of development required within Ribble Valley was prescribed through regional level policy and evidence. However, due to the significant number of representations received on this issue and also a change to Government policy that allows for housing numbers to be considered at the local, Local Authority level, these numbers are currently being re-assessed by Ribble Valley Borough Council using independent consultants.
- 3.3 Pending the outcome of the reassessment, for the purposes of this document the figure of 161 units per annum has been used. Additional information on the outcome of the consultants work including a revision (if any) of the 161 figure will be considered at a later stage when the review is complete.
- 3.4 Although the annual requirement of 161 units per year has not been changed, the number of units shown for the various options in this document vary from those set out in the previous, Regulation 25, Core Strategy consultation document. This is because the Council is now required to work to a timeline that sets out the lifetime of the Core Strategy. Previously the requirement set by the Regional Spatial Strategy (RSS) was to span 2003-2021, but with the RSS soon to be abolished and the requirement now for the Core Strategy to span a 15-year

period from date of adoption (anticipated to be 2012) a new Core Strategy plan period has been set at 2008-2028.

- 3.5 The important issue to stress however is that although the totals look different, the *annual* housing requirement has not increased as it remains at 161 units/yr.

4.0 GENERATION OF THE ALTERNATIVE OPTIONS

- 4.1 No clear alternative option emerged from the consultation, but it was indicated that an alternative option is preferred. It has been necessary therefore to draw together the various themes and suggestions from the consultation and formulate additional comprised options based upon these themes. For example, the consultation responses showed that the majority of those who highlighted an alternative option as their preferred approach, suggested that development should be spread throughout the Borough's towns and villages rather than concentrating it mainly within the three settlements. In moving this forward into options, we have formulated options¹ based upon 10 units and 20 units in the other, smaller settlements.
- 4.2 As a result, five alternative options have been formulated, referred to as options A, B, C, D & E. As part of the Sustainability Appraisal process (see section 5), all five of these will be tested alongside the original options 1, 2 and 3 that were presented at the previous Regulation 25 stage.

4.3 ALTERNATIVE OPTION A:

Development will be spread across the borough, allowing for small-scale development within all the borough's smaller settlements, creating opportunities for social and economic preservation and development for future generations. Provision will be made for development in the larger settlements, proportioned on the population distribution of the whole borough.

OPTION A:

Larger settlements	}	Clitheroe	52%	1553 dwellings
		Longridge	27%	803 dwellings
		Whalley	11%	321 dwellings
		Other settlements	10%	310 dwellings
				2987 requirement

(3220 total dwellings required over 20 years (2008-2028) but 233 of these have been delivered since 2008 so the remaining requirement is 2987)

4.4 Option A Methodology:

Under this breakdown, the proportion of units across the smaller settlements is calculated by planning for the equivalent of 10 dwellings for each of the 31 settlements as defined as 'smaller' in the settlement hierarchy. This gives a total of 310 units, which equates to approximately 10% of the total requirement of 2987 dwellings. Sustainability of a particular settlement will be a key

¹ Option A and Option B

consideration when defining the specific number of houses in it but the aggregate of all 31 settlements would be 310.

- 4.5 The remaining 2677 dwellings (2987-310) are spread across the larger settlements proportional to the population distribution. For example, using census information, Clitheroe has 58% of the total population of the borough's 3 larger settlements², Longridge has 30% and Whalley has 12% of the total population of the borough's 3 larger settlements. This gives,

58% of the remaining 2677 dwellings = 1553 for Clitheroe
 30% of the remaining 2677 dwellings = 803 for Longridge
 12% of the remaining 2677 dwellings = 321 for Whalley

- 4.6 These unit numbers are then applied to the total 2987 dwelling requirement to calculate each of the larger settlements' shares.
- 4.7 It is considered this approach appropriately reflects the request for development to be spread more equitably and proportionately across the borough.

4.8 **ALTERNATIVE OPTION B:**

Development will be spread across the borough, allowing for small-scale development within all the borough's smaller settlements, creating opportunities for social and economic preservation and development for future generations. Provision will be made for development in the larger settlements, proportioned on the population distribution of the whole borough.

Option B, which sets the same approach and uses the same methodology as option A but proportions a higher number of units in the other settlements, can be seen as follows:

Option B:

Larger settlements	}	Clitheroe	45%	1373 dwellings
		Longridge	25%	710 dwellings
		Whalley	10%	284 dwellings
		Other settlements	20%	620 dwellings
				2987 requirement

(3220 total dwellings required over 20 years (2008-2028) but 233 of these have been delivered since 2008 so the remaining requirement is 2987)

4.9 **Option B Methodology:**

Under this breakdown, the proportion of units across the smaller settlements is calculated by planning for the equivalent of 20 dwellings for each of the 31 settlements as defined as 'smaller' in the settlement hierarchy. This gives a total of 620 units, which equates to approximately 20% of the total requirement of 2987 dwellings. Sustainability of a particular settlement will be a key

² Clitheroe, Longridge and Whalley

consideration when defining the specific number of houses in it but the aggregate of all 31 settlements would be 620.

- 4.10 The remaining 2367 dwellings (2987-620) are spread across the larger settlements proportional to the population distribution. For example, using census information, Clitheroe has 58% of the total population of the borough's 3 larger settlements³, Longridge has 30% and Whalley has 12% of the total population of the borough's 3 larger settlements. This gives,

58% of the remaining 2367 dwellings = 1373 dwellings for Clitheroe

30% of the remaining 2367 dwellings = 710 dwellings for Longridge

12% of the remaining 2367 dwellings = 284 dwellings for Whalley

- 4.11 These unit numbers are then applied to the total 2987 dwelling requirement to calculate each of the larger settlements' shares.
- 4.12 It is considered this approach appropriately reflects the request for development to be spread more equitably and proportionately across the borough.

4.13 **ALTERNATIVE OPTION C:**

Development will be distributed across the borough, to allow an appropriate scale of development within all the borough's settlements, creating opportunities for social and economic well-being and development for future generations.

- 4.14 Under this alternative option, the distribution of the housing requirement across the borough (2987 dwellings) is not determined. Instead, an approach will be adopted where only development proposals that can demonstrate an appropriate scale of development will be permitted.
- 4.15 This approach would be delivered through focused planning policies, as set in the Core Strategy document. Defining this 'appropriate scale of development' will be set out in a Development Management policy and will be achieved by creating a link with the population statistics for each settlement in the borough. So, for example, a scheme will only be acceptable in principle if it is less than or equal to 5% of the settlements' current population or number of households. The population statistic used will be the most recent mid-year estimate for that location⁴, as provided by the Office of National Statistics (ONS). As is the case at present, bi-annual monitoring will indicate when the 2987 dwelling requirement has been met.
- 4.16 Under this option, if deemed appropriate, specific parcels of land could also be allocated to allow for housing provision, which could be phased so some of these land allocations are only released over the longer term, i.e. in 2015 or 2020 for example. The number of dwellings allocated for housing would be deducted from the overall housing requirement figure of 2987 dwellings. As land allocations are not dealt with as part of the Core Strategy, work to identify where these allocations might be located will form part of the Housing and Economic Development DPD and would be subject to multiple stages of consultation.

³ Clitheroe, Longridge and Whalley

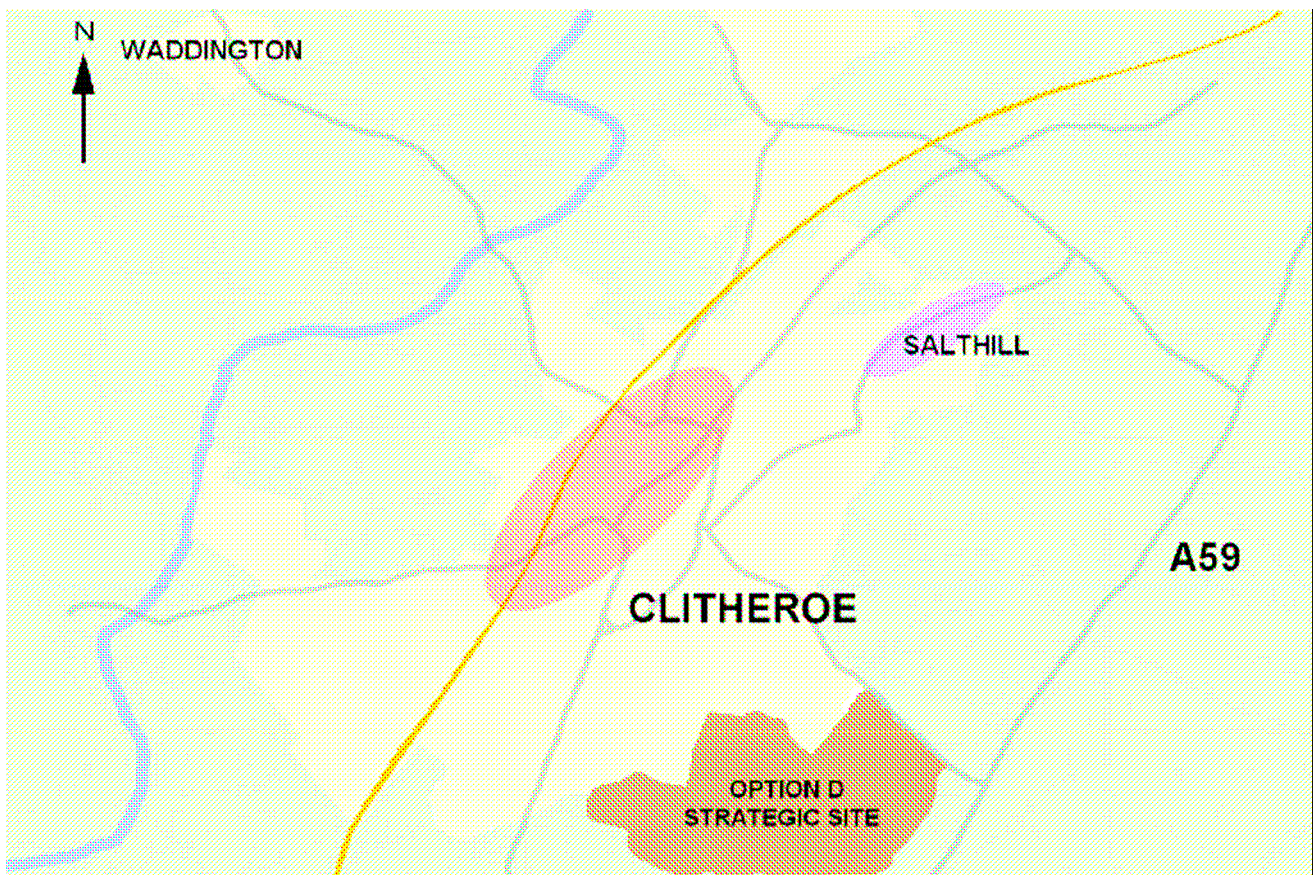
⁴ Or 2011 Census data once available.

4.17 **ALTERNATIVE OPTION D:**

Development will be focused towards a single strategic site located to the south of Clitheroe, towards the A59. The area is of an appropriate scale to accommodate approximately half of the borough's required housing and economic development. Development will be permitted at other locations in the borough to meet identified needs distributed in accordance with option C.

4.18 This alternative option has been derived from evidence base work and the receipt of further representations during the Regulation 25 stage consultation in which areas of search 1c and 2c were presented as possible areas for development. Option D takes this one stage further and suggests that around half of the required development in the borough can be accommodated at this single site.

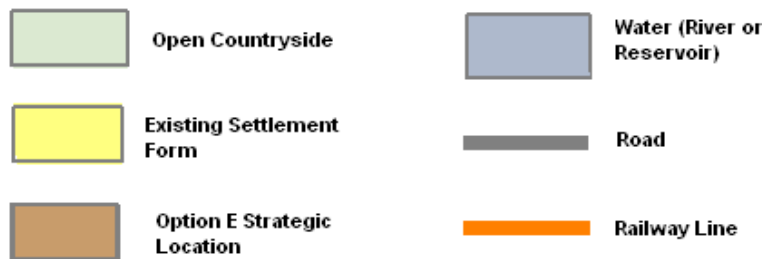
4.19 The strategic site that option D relates to is set out below.



4.20 **ALTERNATIVE OPTION E:**

Development will be focused towards land located at a single strategic location at Barrow. The area is of an appropriate scale to accommodate two thirds of the borough's required housing and economic development. Development will be permitted at other locations in the borough to meet identified needs distributed in accordance with option C.

4.21 This alternative option has been derived from evidence base work and receiving further representations during the Regulation 25 stage consultation. The area presents a location for both housing and employment land.



5.0 OPTIONS TO BE TESTED FOR SUSTAINABILITY THROUGH APPRAISAL

- 5.1 All eight of the potential Development Strategy options have to be taken forward for testing at the Sustainability Appraisal stage (wherein the options are tested for their social, environmental and economic sustainability). The details (settlements, percentage of development and number of dwellings) for each of these options that will be tested are set out below. As well as the alternative options A, B, C, D & E, described in this document, options 1, 2 and 3, which were the original options presented in the Regulation 25 stage consultation document are also included.

All of these distributions are based upon an annual requirement of 161/annum for a twenty-year period from 2008 until 2028, and take account of the completions that have taken place since 2008.

As discussed in paragraph 3.4 and 3.5, the annual dwelling requirement has not changed. Figures may appear different to the Reg 25 document however due to the required extension of the plan period up to 2028.

- 5.2 **Option 1:** *Development will be directed towards the service centres comprising Clitheroe, Longridge and Whalley, including the opportunity to expand their existing settlement limits to accommodate residential and employment growth. Limited development will be accommodated through appropriate village growth and/or expansion where appropriate.*

- 5.3 Option 1 Breakdown:

OPTION No	SETTLEMENT	PERCENTAGE OF DEVELOPMENT	TOTAL NO OF DWELLINGS OVER 20 YEARS (161/yr from 2008-2028)
OPTION 1	Clitheroe	45%	1344 dwellings
	Longridge	5%	150 dwellings
	Whalley	30%	896 dwellings
	Villages	20%	597 dwellings

5.4 **Option 2:** *Longridge will be viewed as a strategic growth area for the Ribble Valley and a focus of development striving to achieve a competitive and sustainable economy, providing opportunities not only for economic development but also for social and environmental improvement.*

5.5 Option 2 Breakdown:

OPTION No	SETTLEMENT	PERCENTAGE OF DEVELOPMENT	TOTAL NO OF DWELLINGS OVER 20 YEARS (161/yr from 2008-2028)
OPTION 2	Clitheroe	24%	717 dwellings
	Longridge	30%	896 dwellings
	Whalley	23%	687 dwellings
	Villages	23%	687 dwellings

5.6 **Option 3:** *Development in the borough will be accommodated through the strategic release of sites that can accommodate high levels of development. A number of strategic sites will be released to create opportunities for new local communities and areas of growth whilst supporting the protection of the wider environment for future generations.*

5.7 Option 3 Breakdown:

OPTION No	SETTLEMENT	PERCENTAGE OF DEVELOPMENT	TOTAL NO OF DWELLINGS OVER 20 YEARS (161/yr from 2008-2028)
OPTION 3	Clitheroe	22%	657 dwellings
	Longridge	3%	90 dwellings
	Whalley	15%	448 dwellings
	Ribble Valley Growth Areas	60%	1792 dwellings

5.8 **Alternative option (Option A and B):** *Development will be spread across the borough, allowing for small-scale development within all the borough's smaller settlements, creating opportunities for social and economic preservation and development for future generations. Provision will be made for development in the larger settlements, proportioned on the population distribution of the whole borough.*

5.9 Option A Breakdown:

OPTION No	SETTLEMENT	PERCENTAGE OF DEVELOPMENT	TOTAL NO OF DWELLINGS OVER 20 YEARS (161/yr from 2008-2028)
OPTION A	Clitheroe	52%	1553 dwellings
	Longridge	27%	803 dwellings
	Whalley	11%	321 dwellings
	Other settlements	10%	310 dwellings

5.10 Option B Breakdown:

OPTION No	SETTLEMENT	PERCENTAGE OF DEVELOPMENT	TOTAL NO OF DWELLINGS OVER 20 YEARS (161/yr from 2008-2028)
OPTION B	Clitheroe	45%	1373 dwellings
	Longridge	25%	710 dwellings
	Whalley	10%	284 dwellings
	Other settlements	20%	620 dwellings

5.11 **Option C:** *Development will be distributed across the borough, to allow an appropriate scale of development within all the borough's settlements, creating opportunities for social and economic well-being and development for future generations.*

5.12 Option C Breakdown:

OPTION No	SETTLEMENT	PERCENTAGE OF DEVELOPMENT	TOTAL NO OF DWELLINGS OVER 20 YEARS (161/yr from 2008-2028)
OPTION C	Borough wide	100%	2987 dwellings

5.13 **Option D:** *Development will be focused towards a single strategic site located to the south of Clitheroe, towards the A59. The area is of an appropriate scale to accommodate approximately half of the borough's required housing and economic development. Development will be permitted at other locations in the borough to meet identified needs distributed in accordance with option C.*

5.14 Option D Breakdown:

OPTION No	SETTLEMENT	PERCENTAGE OF DEVELOPMENT	TOTAL NO OF DWELLINGS OVER 20 YEARS (161/yr from 2008-2028)
OPTION D	Site location: South of Clitheroe, towards the A59	50%	1500 dwellings
	Borough wide needs housing	50%	1487

5.15 **Option E:** *Development will be focused towards land located at a single strategic location at Barrow. The area is of an appropriate scale to accommodate two thirds of the borough's required housing and economic development. Development will be permitted at other locations in the borough to meet identified needs distributed in accordance with option C.*

5.16 Option E Breakdown:

OPTION No	SETTLEMENT	PERCENTAGE OF DEVELOPMENT	TOTAL NO OF DWELLINGS OVER 20 YEARS (161/yr from 2008-2028)
OPTION E	Site location: Single strategic location at Barrow	65%	1950 dwellings
	Borough wide needs housing	35%	1040

6.0 HOW THE CONSULTATION WILL BE CARRIED OUT

- 6.1 This document will be available for public comment for a six-week period. The aim is that from the eight⁵ options in total that have been presented, a preferred option will be taken forward to the Regulation 27 stage of the Core Strategy.
- 6.2 This Regulation 27 stage, due for publication in October 2011, will present for further consultation the chosen Development Strategy which will have been tested for its sustainability. The general locations in which development in the Ribble Valley will take place over the next 20 years should therefore be clear at this stage. As land allocations are not dealt with as part of the Core Strategy, work to identify where these allocations might be located will form as part of the Housing and Economic Development DPD and would be subject to multiple stages of consultation
- 6.3 Comments on this document can be submitted to the following address:

Options Consultation
Forward Planning
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA.

Or online at: <http://www.feedbackonline.org.uk>

Or by email to: Response@ribblevalley.gov.uk

Alternatively a comments response form can be downloaded at www.ribblevalley.gov.uk or removed from the back page of this document.

Please ensure Comments are submitted by 5pm on 12th August 2011.

⁵ Eight options in total comprising of options 1, 2 and 3 and options A, B, C, D & E.

**ALTERNATIVE CORE STRATEGY
DEVELOPMENT STRATEGY OPTIONS:**

COMMENT SUBMISSION FORM

Following the first stage of consultation on Ribble Valley Borough Council's Core Strategy between August and October 2010, analyses of the consultation results showed that some additional 'alternative' options should be presented. These have now been published for comment.

If you would like to submit any comments to us regarding the alternative Development Strategy options for the Core Strategy, please fill in this form and return it to us. Comments made will be considered prior to the next formal stage of consultation of the Core Strategy. Further consultation will take place before the plan is finalised.

Completed forms can be returned to the email or postal address below. Please ensure that we receive comments no later than **5pm on 12TH AUGUST 2011.**

CONTACT DETAILS: to be used for all future potential correspondence

Name:

Postcode:

Organisation:*

Daytime Tel No.

Address

Fax No:

Email Address:

Signature:

Date:

** If applicable*

Please return all completed forms to the following email address:
Response@ribblevalley.gov.uk

Or by post to:
ALTERNATIVE OPTIONS CONSULTATION
Forward Planning
Regeneration and Housing
Council Offices
Ribble Valley Borough Council
Church Walk
Clitheroe
Lancashire
BB7 2RA

Please note that as part of the legal requirements of the process we have to make comments received, including the name of respondents, available for public viewing. Addresses and all other personal details will NOT be made public. All comments received will be held on the Council's LDF database in accord with the data Protection Act 1998.

PREFERRED OPTION?

Of the options presented, which is your preferred option? Please tick or circle one option.

Option 1

Option B

Option 2

Option C

Option 3

Option D

Option A

Option E

COMMENTS:

Please use this space for any comments you would like to submit in relation to the alternative Development Strategy options for the Core Strategy.

If this space isn't enough, please attach further sheets.

For Office Use Only:

Name:

Response Ref: