



# **Review of Policy G6: Essential Open Space**

**Consultation Paper  
June 2011**

**Part of the Ribble Valley  
Local Development  
Framework Evidence Base**



**LOCAL DEVELOPMENT FRAMEWORK – EVIDENCE BASE  
INVITATION TO COMMENT ON A REVIEW OF POLICY G6 – ESSENTIAL OPEN  
SPACE**

The Council is preparing a new development plan for the borough and is undertaking a number of pieces of work to help inform that process. We are inviting comments on our review of Policy G6 – Essential Open Space. The report of the review is set out in this document.

Policy G6 is a policy in the existing local plan dating from 1998 that seeks to protect areas identified as 'essential open space'. These can be areas of undeveloped land, car parks, play areas and such like. Further background details can be seen in the existing Districtwide Local Plan, available on our web site. ([www.ribblevalley.gov.uk/info/200180/planning\\_policy](http://www.ribblevalley.gov.uk/info/200180/planning_policy))

Generally, these sites were designated in the plan to protect recreation areas or areas that had some visual quality at the time the plan was made and it was important to control development on these sites. In preparing the new Local Development Framework, it was considered important to undertake a review of this designation as a number of sites were being put forward for development and the Council has to ensure it has a sound basis on which to continue their protection where appropriate. It is also important to enable suitable sites to come forward to help meet requirements for development if circumstances have changed since that plan was made.

The review does not in itself remove the formal designation as shown on the Districtwide Local Plan. However the outcome of the review could be taken into account when deciding planning applications and could mean land being granted planning permission that previously may not have been.

The consultation paper, together with plans showing sites where the designation was no longer seen as appropriate as a result of the review are available on the Council's website. Reference copies have also been placed in local libraries in the Borough, the Station Buildings at Longridge and the Council Offices in Clitheroe. Background information on the survey may also be viewed at the Council Offices Clitheroe.

Comments and views should be sent to the following address to be received no later than Friday 12<sup>th</sup> August 2011:

The Forward Planning Team,  
Council Offices,  
Church Walk,  
Clitheroe  
BB7 2RA  
or by e-mail to [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk).

All comments will be acknowledged at the end of the consultation period and will be held within our Local Development Framework (LDF) database. Please note that responses will be available for public viewing and will be held on our LDF database in accord with the requirements of the Data Protection Act. For further information or to speak to a member of the team dealing with this, please telephone 01200 425111.

Please do not hesitate to contact us if you want to discuss any issues in relation to this work. Thank you once again for your interest in the plan making process.

**RIBBLE VALLEY BOROUGH COUNCIL  
REPORT TO PLANNING & DEVELOPMENT COMMITTEE**

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Agenda Item No

meeting date: THURSDAY, 17 JUNE 2010  
title: LOCAL DEVELOPMENT FRAMEWORK EVIDENCE BASE – REVIEW OF  
POLICY G6 - ESSENTIAL OPEN SPACE  
submitted by: STEWART BAILEY - DIRECTOR OF DEVELOPMENT SERVICES  
principal author: CLAIRE BOOTH – ASSISTANT PLANNING OFFICER

1 PURPOSE

1.1 To confirm the Essential Open Space Audit for consultation.

1.2 Relevance to the Council's ambitions and priorities:

- Council Ambitions – The Essential Open Space audit is a key element of the baseline information for the Local Development Framework. It will assist with the protection and enhancement of the quality of the environment.
- Community Objectives – As a tool for informing spatial policy, it will provide a basis from which to identify how a range of issues relating to the objectives of a sustainable economy, thriving market towns and housing provision will be addressed through the planning system.
- Corporate Priorities - The Essential Open Space Audit will provide a tool to inform future policy and will aid performance and consistency.
- Other Considerations – The Council has a duty to prepare spatial policy that has been built on a robust and credible evidence base of which the Essential Open Space Audit is an integral part.

2 INFORMATION

2.1 The new approach to development plans introduced by the Planning and Compulsory Purchase Act 2004 requires the Council to develop a new suite of documents known as the Local Development Framework (LDF) that will replace the adopted Districtwide Local Plan. The policies within the LDF must be informed by a strong, robust baseline.

2.2 Members will be aware of Policy G6: Essential Open Space within the Districtwide Local Plan which identifies sites that have significant amenity value either visually or through their recreational value, which protects them from unnecessary development in order to preserve the characteristics of the plan area. Due to the fact that these sites were identified in the previous plan making process it has been necessary to consider whether the designation is still relevant.

2.3 The Policy in the Districtwide Local Plan is as follows:

“Development will not be permitted on land which is designated as essential open space on the Proposals Map unless it does not compromise the visual quality and value of general openness or the recreational value of the site or unless warranted by overriding material considerations in the public interest”.

The review is an evidence base document which will feed into the Local Development Framework.

2.4 In carrying out the review of the designation, the Council used a list of criteria which consisted of an evaluation of the visual quality of the site; an assessment of the contribution the site makes to the townscape of the area, or enhancement of the setting of important buildings and its importance as an area of recreational open space. Each of the 178 G6 designated sites were visited and the same assessment criteria was used. Each site has been given a reference number to enable the sites to be mapped electronically.

### 3 RESULTS OF THE AUDIT

3.1 The full survey and the assessment of each site can be viewed at the Level D reception desk. In summary out of the 178 sites, 140 of the sites were considered to be still worthy of retention for their amenity or recreational amenity value. The remaining 38 sites are listed below in settlement order with plans attached at the back of the report.

#### CLITHEROE

Site Reference	Site Address	DWLP Policy
Clitheroe 08	Car park in front and adjacent to Tesco supermarket	Policy G2
Clitheroe 19	Land at the rear of Natwest Bank accessed from York Street	Policy G2
	Land surrounding Ribblesdale High School Technology Centre	Policy G2
Clitheroe 22	Land between Green Drive and Clitheroe Hospital, Chatburn Road	Policy G2
Clitheroe 26	Land surrounding Park Hill and Park Side, Waddington Road	Policy G2

#### CHATBURN

Site Reference	Site Address	DWLP Policy
Chatburn 03	Land in front of properties on Pendle Avenue	Policy G4

#### COPSTER GREEN

Site Reference	Site Address	DWLP Policy
Copster Green 02	Grass island separating the access tracks from Longsight Road towards Pennine Cottage and Castle Cottage.	Policy G4
Copster Green 03	Land adjacent to Pennine Cottage	Policy G4
Copster Green 09	Land in front of Homeacre and Whitecroft, Lovely Hall Lane	Policy G4

#### DUNSOP BRIDGE

Site Reference	Site Address	DWLP Policy
Dunsop Bridge 01	Grassed area in front of the properties on The Crescent	Policy G4

#### GISBURN

Site Reference	Site Address	DWLP Policy
Gisburn 05	Land at the rear of the White Bull Public House	Policy G4

#### HOLDEN

Site Reference	Site Address	DWLP Policy
Holden 01	Field opposite Higher and Lower Scarloom House	Policy G4
Holden 02	Land between Summerfield House Lower and Peel Croft	Policy G4

#### HURST GREEN

Site Reference	Site Address	DWLP Policy
Hurst Green 04 (part of site only)	Land located at the rear of nos. 1-6 Whalley Road, partly behind the Eagle and Child PH and to the East of the Shireburn Hotel (part of site to be retained as parking for village businesses)	Policy G4

#### LANGHO

Site Reference	Site Address	DWLP Policy
Langho 02	Land located between Fields End and Whalley Road	Policy G4

#### LONGRIDGE

Site Reference	Site Address	DWLP Policy
Longridge 02	Land between Nos. 94 and 96 Hacking Drive	Policy G2
Longridge 12	Land at the rear of the former Dog Inn Public House	Policy G2
Longridge 13	Land to the rear of nos. 24-50 Higher Road and nos. 20-30 Dilworth Lane	Policy G2
Longridge 14	Land in front of nos. 26-32 Jeffrey Avenue and opposite nos. 23 and 25	Policy G2

#### RIBCHESTER

Site Reference	Site Address	DWLP Policy
Ribchester 02	Garden area of Lower Boyce Farm, Blackburn Road	Policy G4
Ribchester 04	Land adjacent to the West of nos. 19-21 Blackburn Road	Policy G4

#### RIMINGTON

Site Reference	Site Address	DWLP Policy
Rimington 01	Land surrounding West Croft, Rimington Lane, Rimington	Policy G4
Rimington 02	Land adjacent and to the rear of Fir Trees Farm, Rimington Lane	Policy G4

#### SABDEN

Site Reference	Site Address	DWLP Policy
Sabden 01	Land on the West of Clitheroe Road between Top Row and Dawson Fold	Policy G4
Sabden 03	Land in front of Badger Wells Cottages	Policy G4
Sabden 04	Grass verges on either side of the lane leading from the Sunday School to Hey Cottages	Policy G4
Sabden 11	Land adjacent to Whalley Road within the boundary wall of the properties known as The Whins.	Policy G4
Sabden 12	Land to the North of Whins Lodge within the curtilage	Policy G4
Sabden 13	Garden area in front of Lower Whins	Policy G4

### SLAIDBURN

Site Reference	Site Address	DWLP Policy
Slaidburn 03	Land located on the left hand side of the road when travelling North from the War memorial (Jubilee Gardens), Chapel Street	Policy G4
Slaidburn 04	Agricultural land between nos. 5 and 7 Chapel Street	Policy G4

### TOSSIDE

Site Reference	Site Address	DWLP Policy
Tosside 01	Land at the side of the former Gisburn Forest CofE Primary School	Policy G4
Tosside 03	Land adjacent to Smithy Cottage	Policy G4

### WHALLEY

Site Reference	Site Address	DWLP Policy
Whalley 03	Land at Hayhurst Road fronting on to Clitheroe Road	Policy G2

### WADDINGTON

Site Reference	Site Address	DWLP Policy
Waddington 02	Grassed area in front of properties on Church Close	Policy G4

### WEST BRADFORD

Site Reference	Site Address	DWLP Policy
West Bradford 02	Garden area adjacent to no. 1 Millstone Cottages	Policy G4
West Bradford 05	Land between Hippings House and Old Hall	Policy G4

### WORSTON

Site Reference	Site Address	DWLP Policy
Worston 02	Garden surrounding Hall Croft	Policy G4
Worston 04	Land in front of Dugdales Barn	Policy G4

3.2 The withdrawal of the designation will result in any future planning applications being judged against the relevant settlement strategy policy for the respective main settlement/ village (Policies G2, G3, and G4 of the Districtwide Local Plan) as shown in the tables above.

## 4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications:

- Resources – Matters covered in this report has no resource implications other than consultation costs which will be covered by existing LDF budgets.
- Technical, Environmental and Legal – The production of a robust LDF baseline is a statutory requirement. It will inform future policy development.
- Political – No direct political implications.
- Reputation – The Council's desire on how to proceed may affect its reputation, as it would not meet the requirements of legislation.

5. RECOMMENDED THAT COMMITTEE

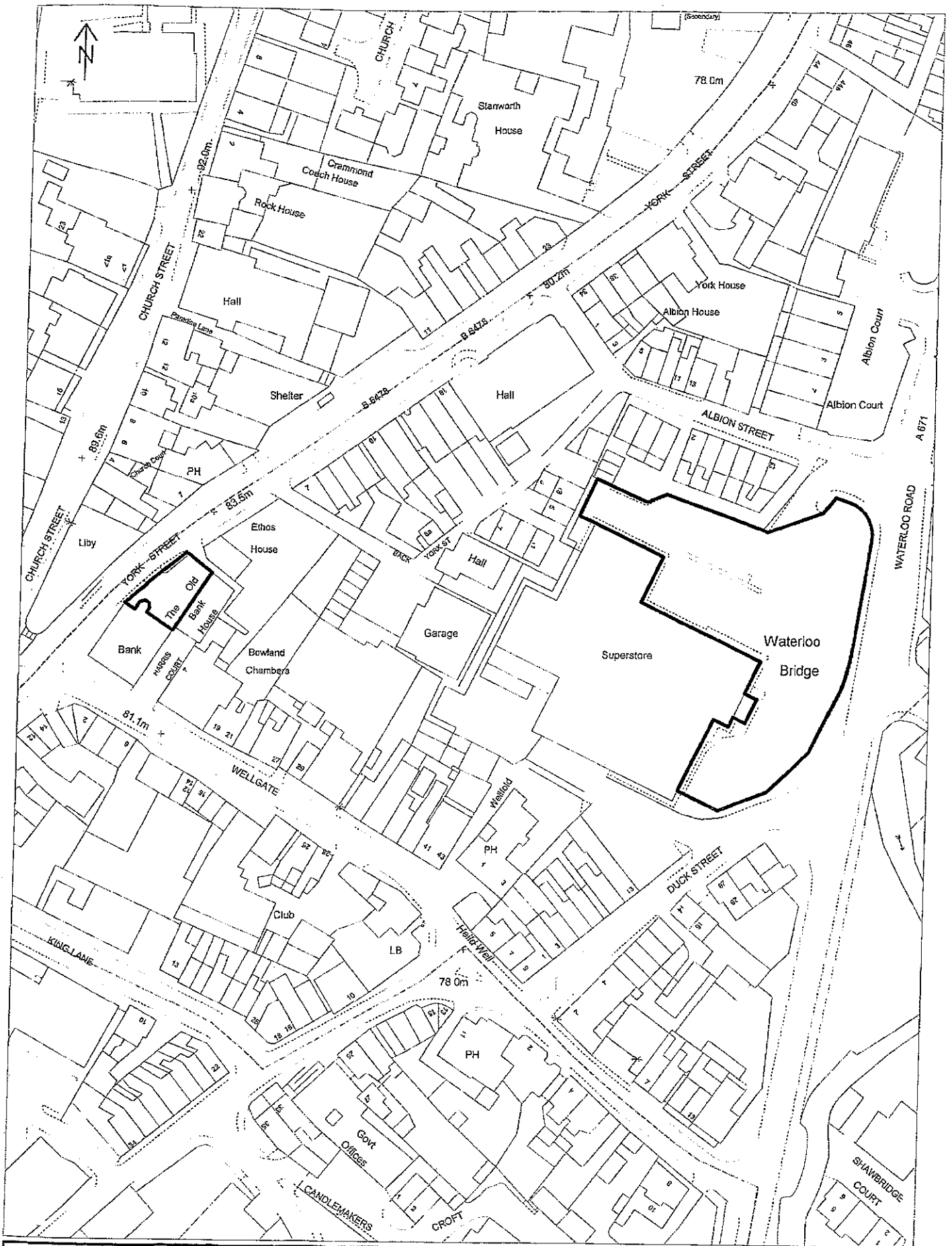
- 5.1 Agree the Essential Open Space Review for consultation as appropriate, following which, in consultation with the Chairman, to review the consultation responses and where it is agreed that the responses raise no issues of concern, to adopt the Essential Open Space Review as part of the LDF evidence base, and to treat the review as a material consideration when determining planning applications.

DIRECTOR OF DEVELOPMENT SERVICES

BACKGROUND PAPERS

Planning Policy Statement 12: Local Spatial Planning

For further information please ask for Claire Booth, extension 4493.

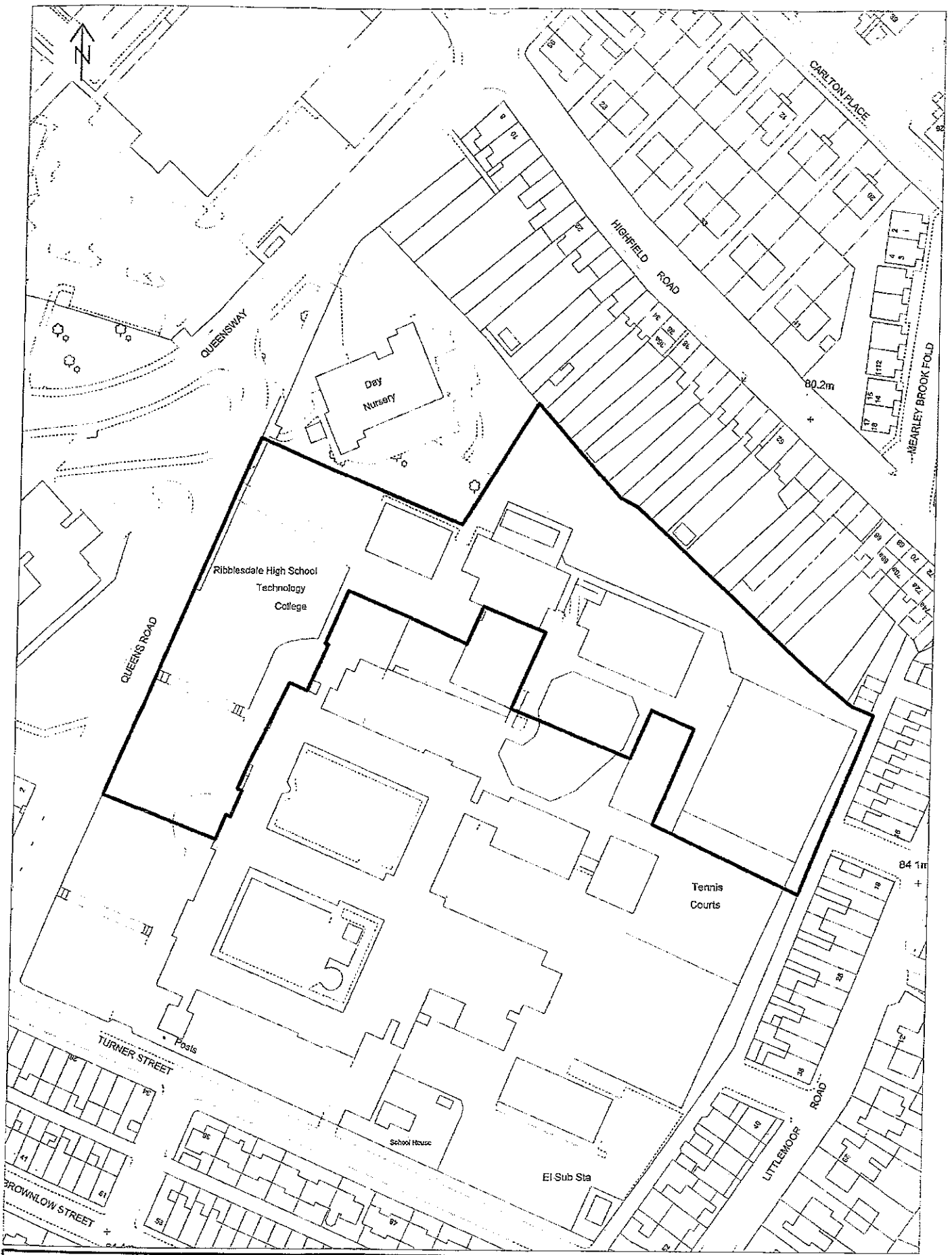


**SITES PROPOSED FOR RE-DESIGNATION**

**CLITHEROE 08 AND CLITHEROE 19**

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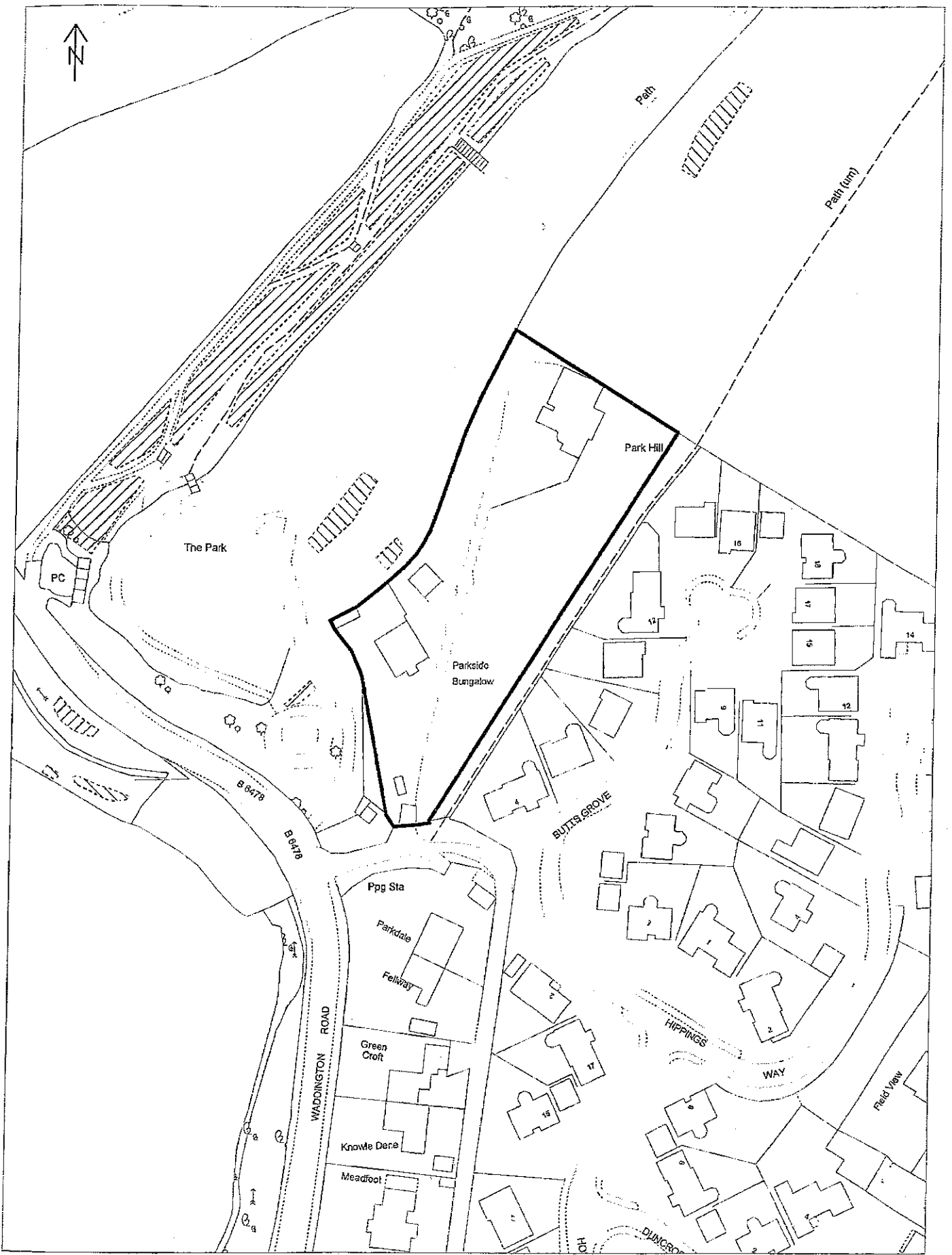




**SITES PROPOSED FOR RE-DESIGNATION CLITHEROE 21**

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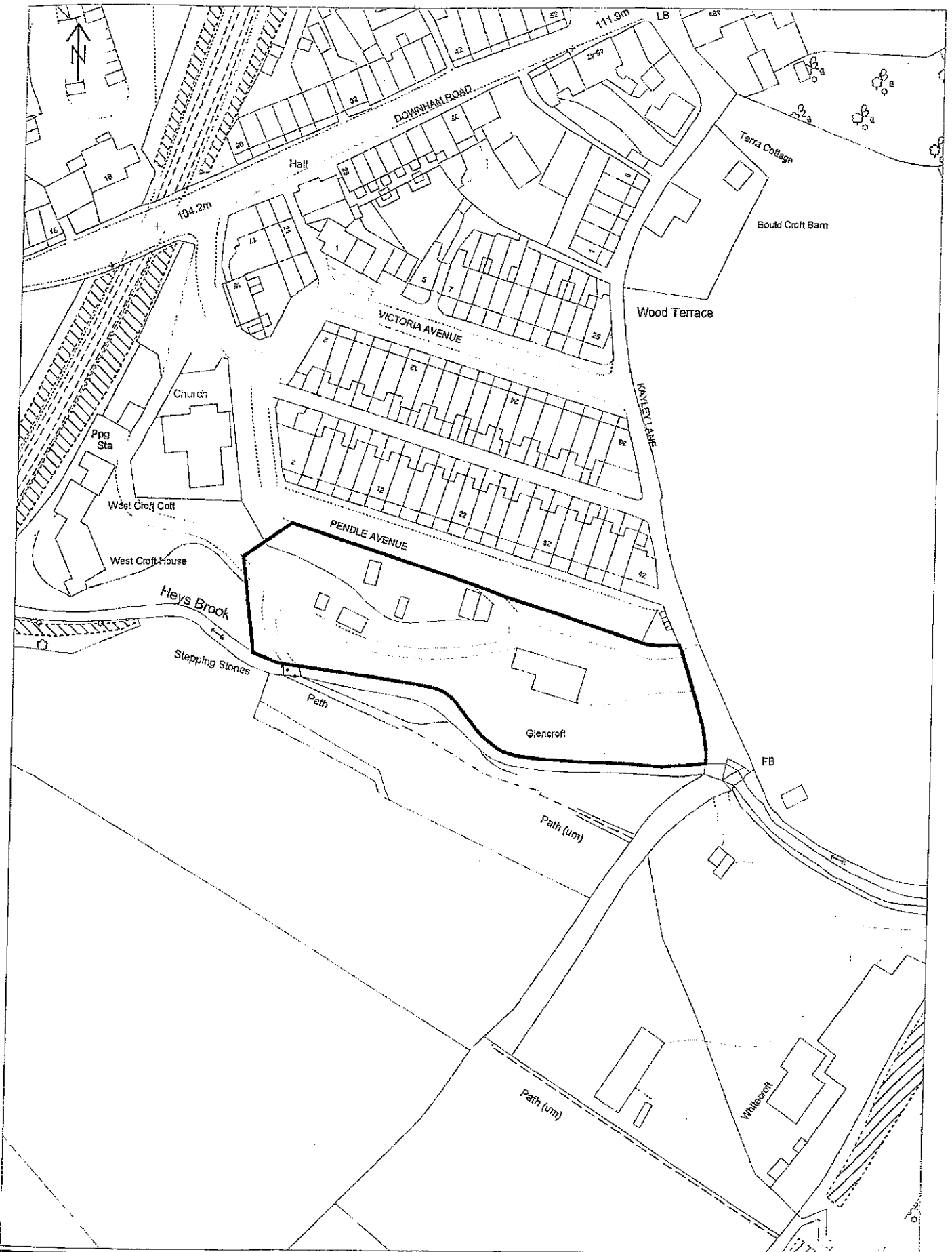




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CLITHEROE 26

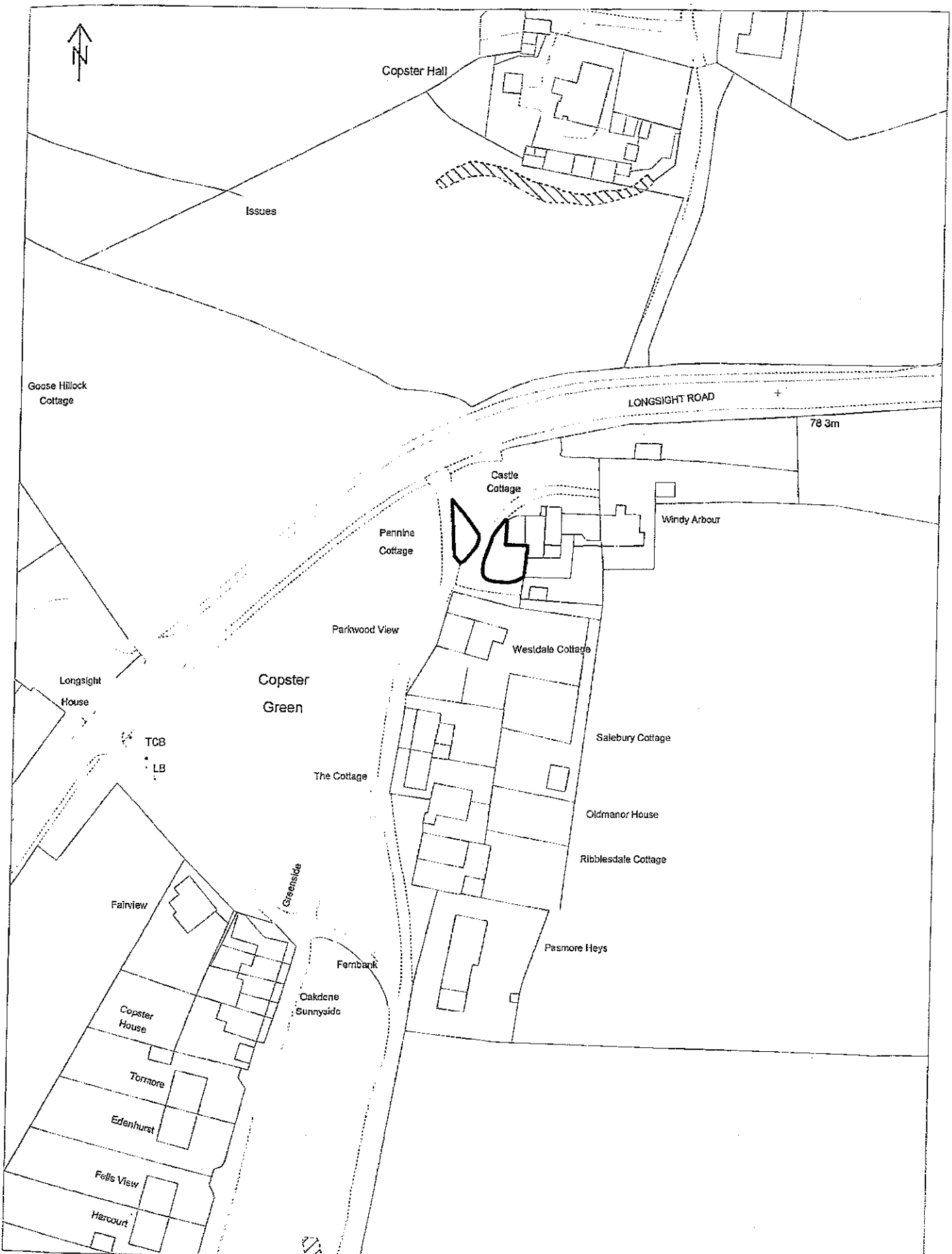
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CHATBURN 03

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**SITES PROPOSED FOR RE-DESIGNATION**      **COPSTER GREEN 02 AND 03**

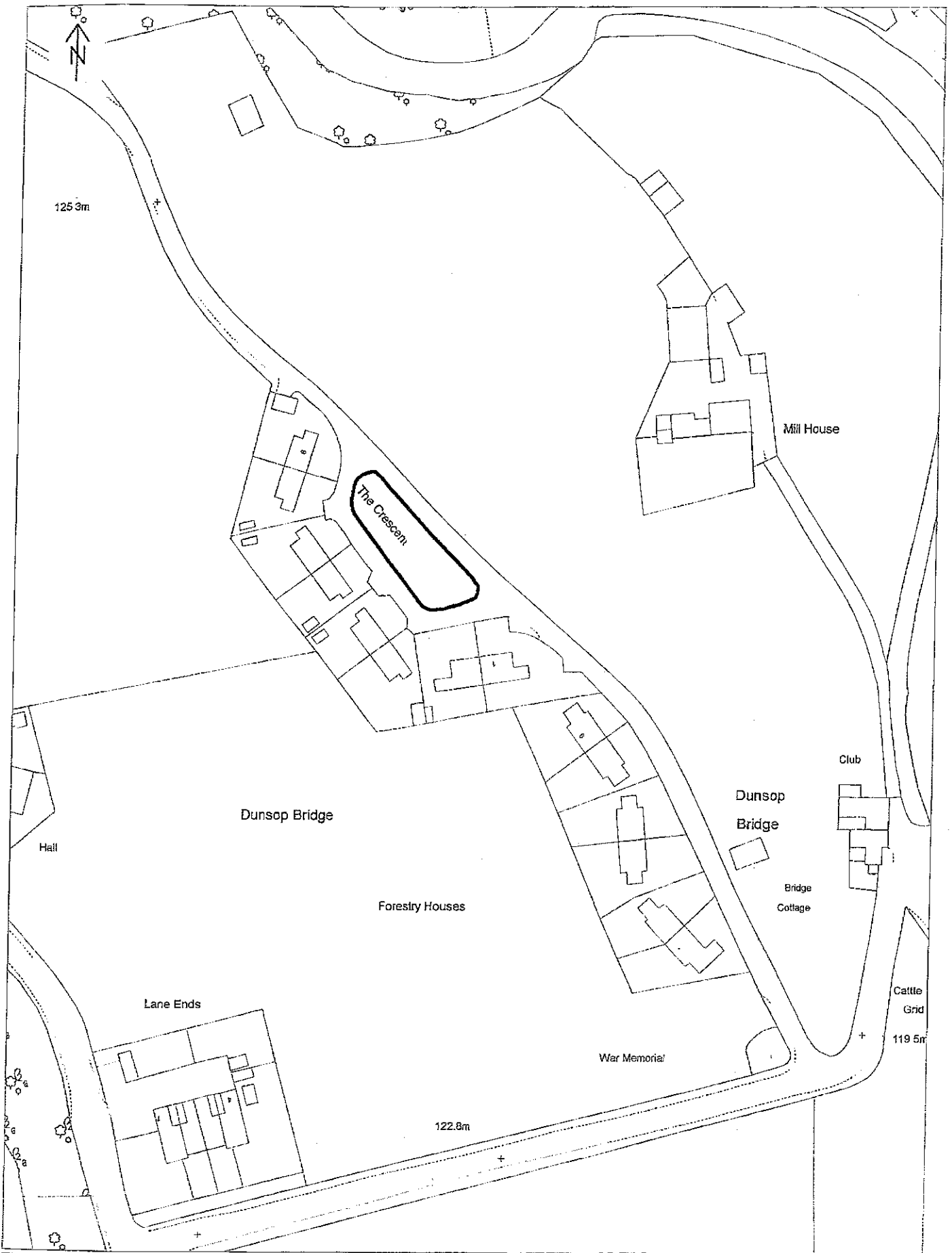
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COPSTER GREEN 09

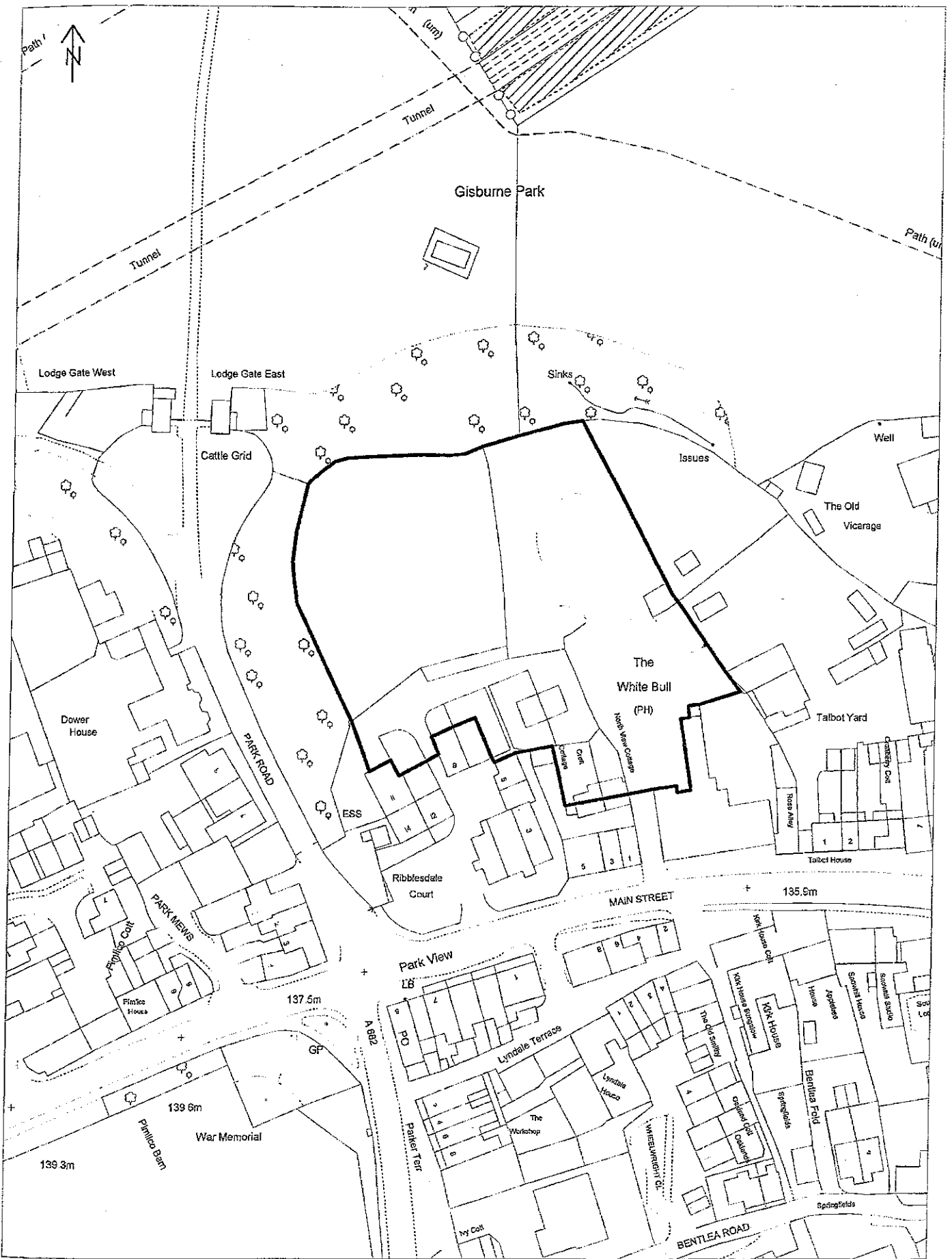
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DUNSOP BRIDGE 01

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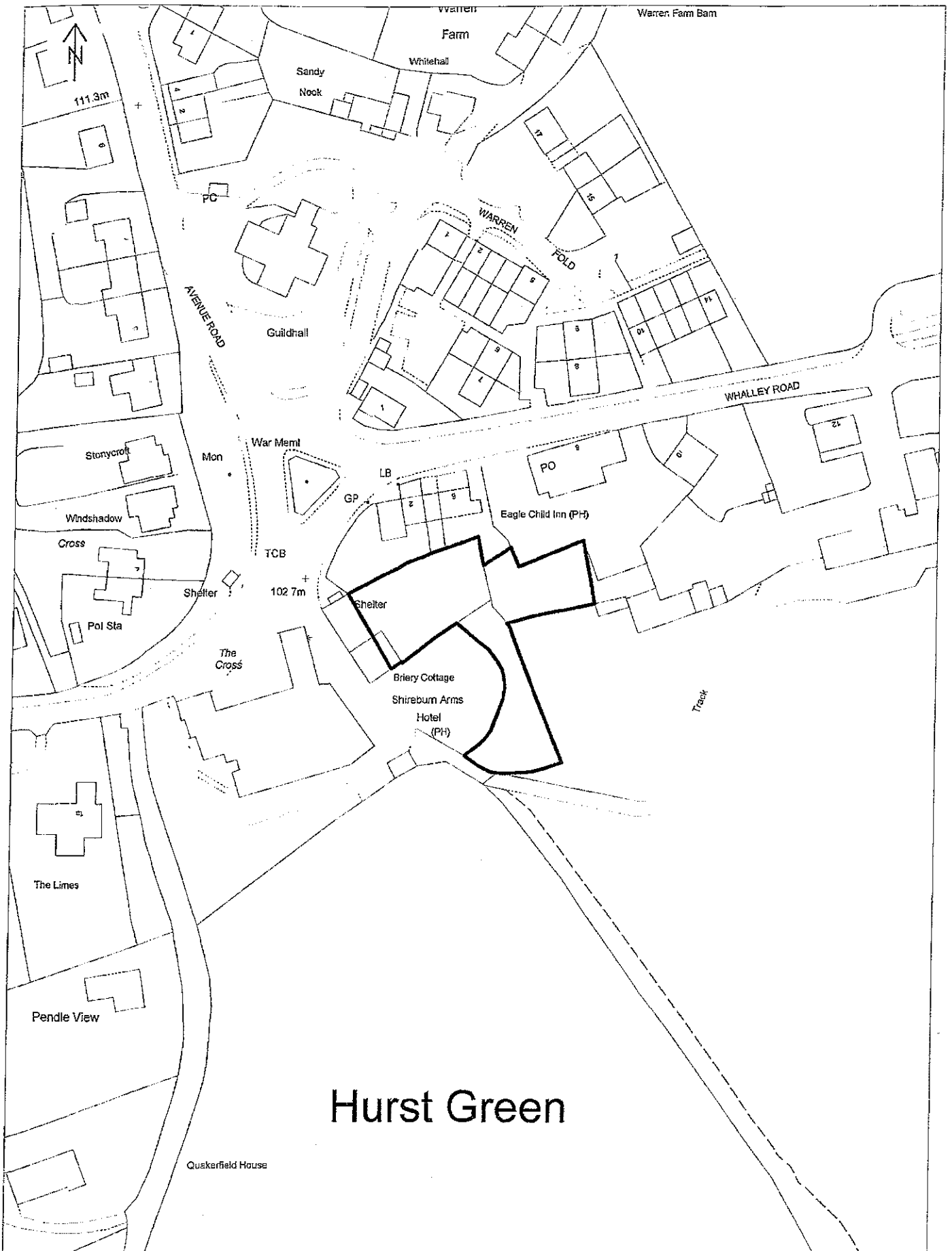
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GISBURN 05

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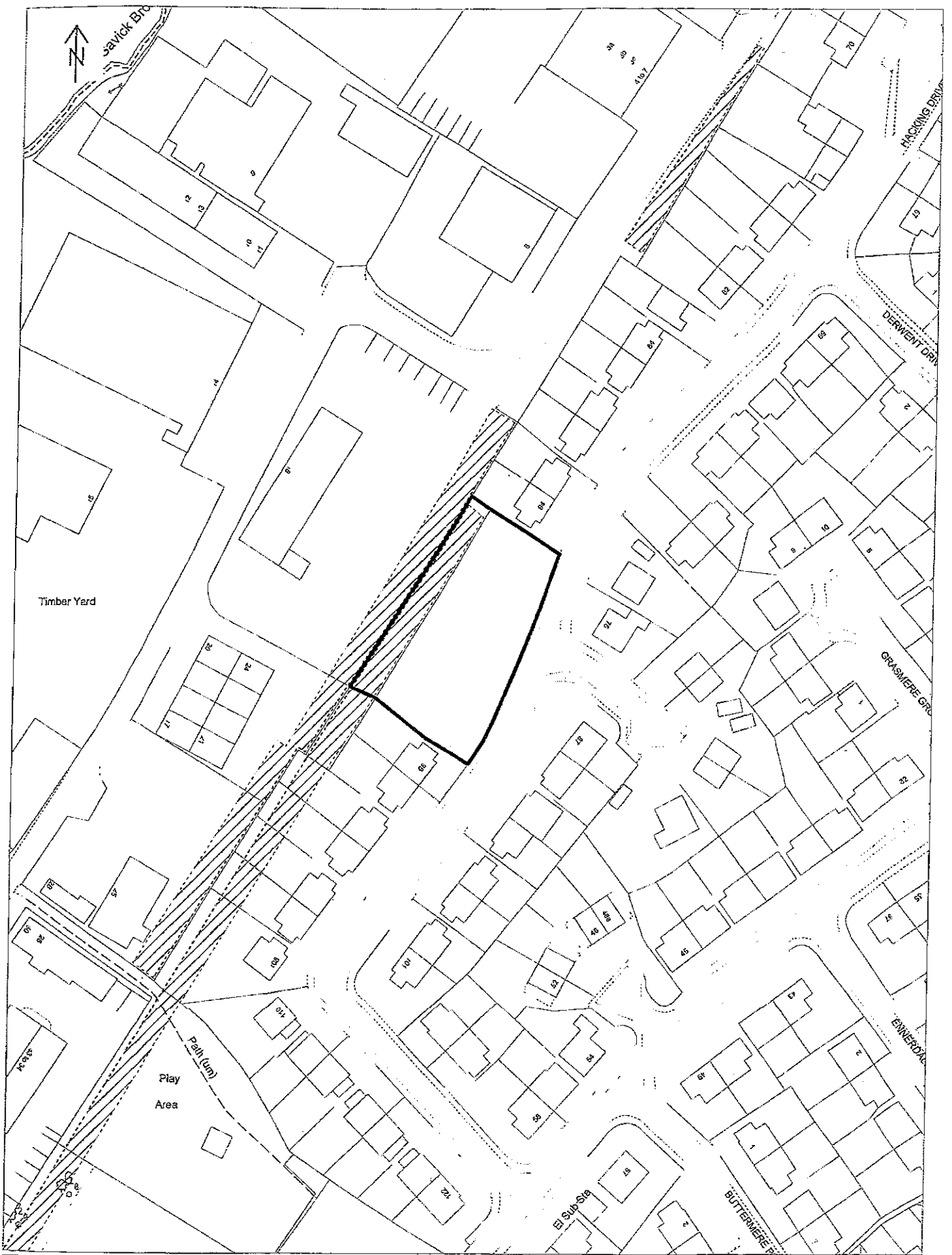
# Hurst Green

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HURST GREEN 04 (PART OF SITE)

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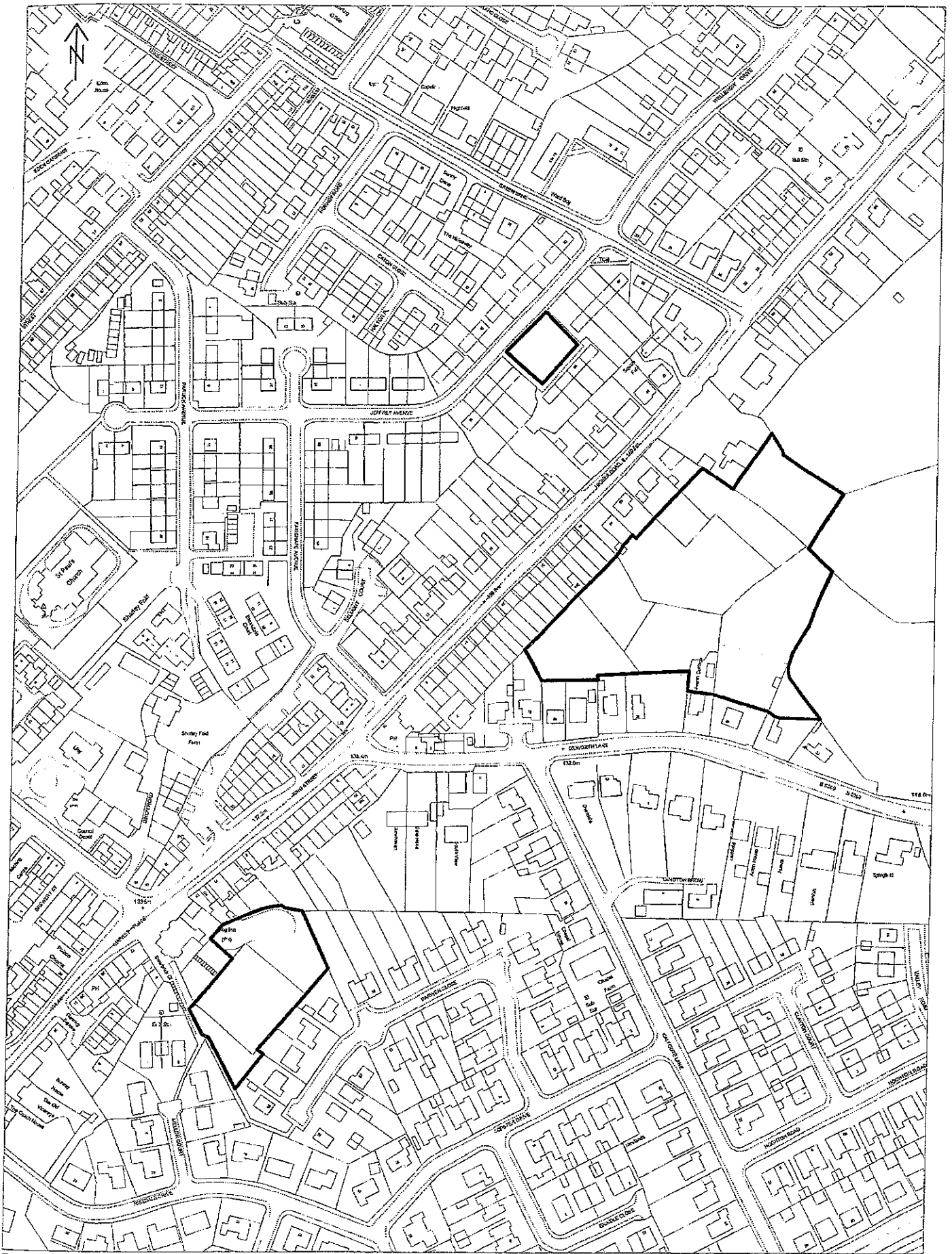




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LONGRIDGE 02

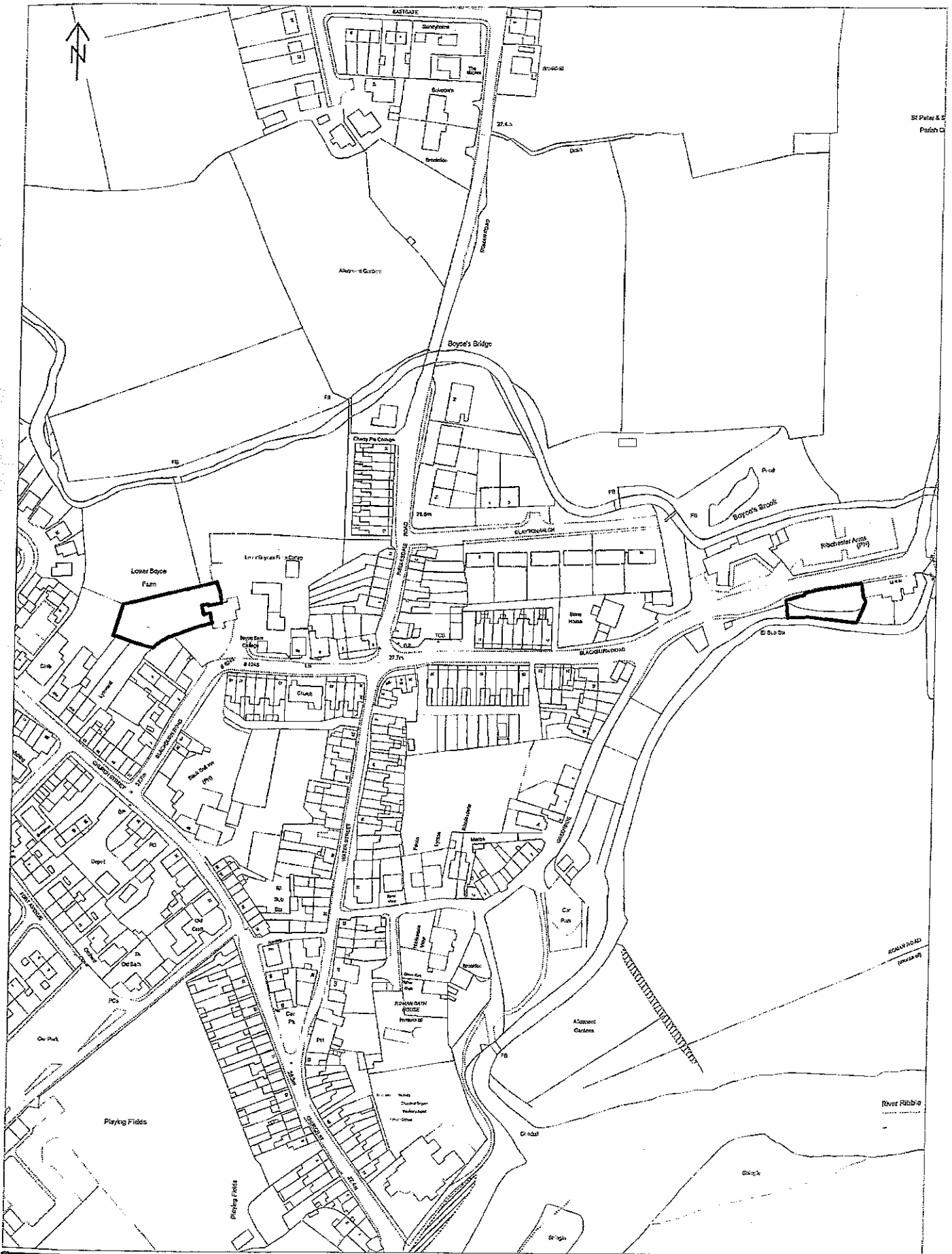
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LONGRIDGE 12, 13 AND 14

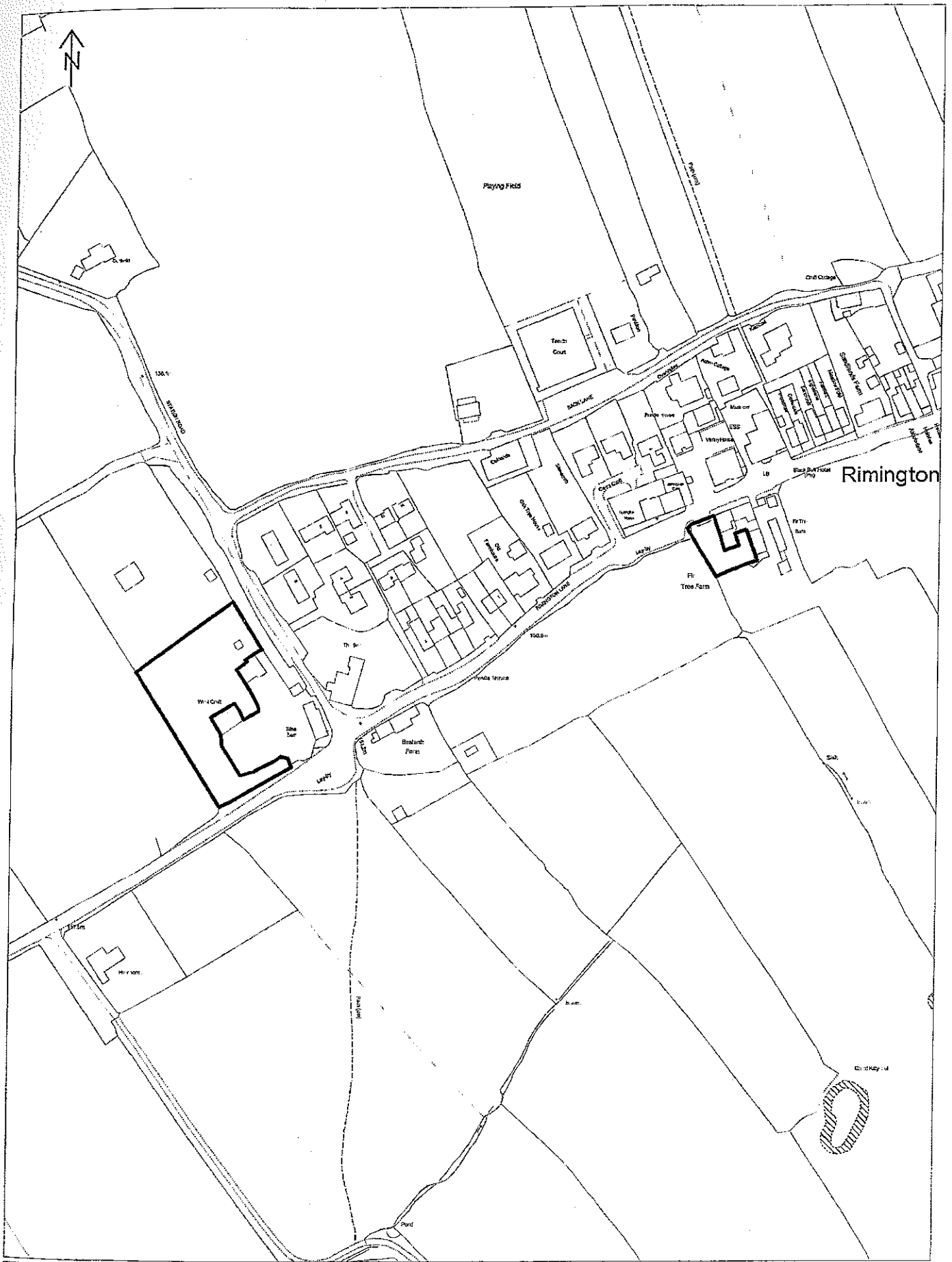
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**RIBCHESTER 02 AND 04**

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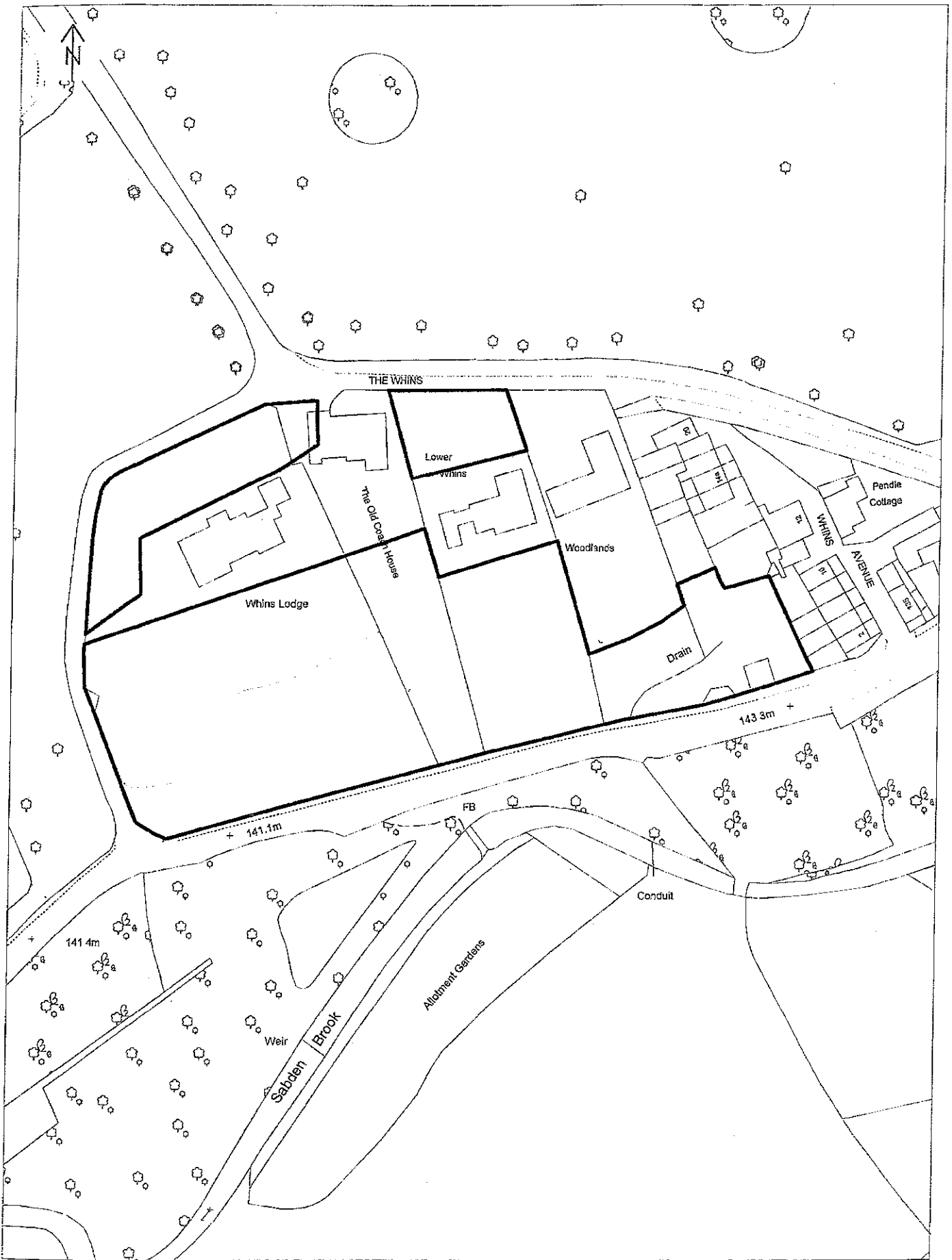
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**RIMINGTON 01 AND 02**

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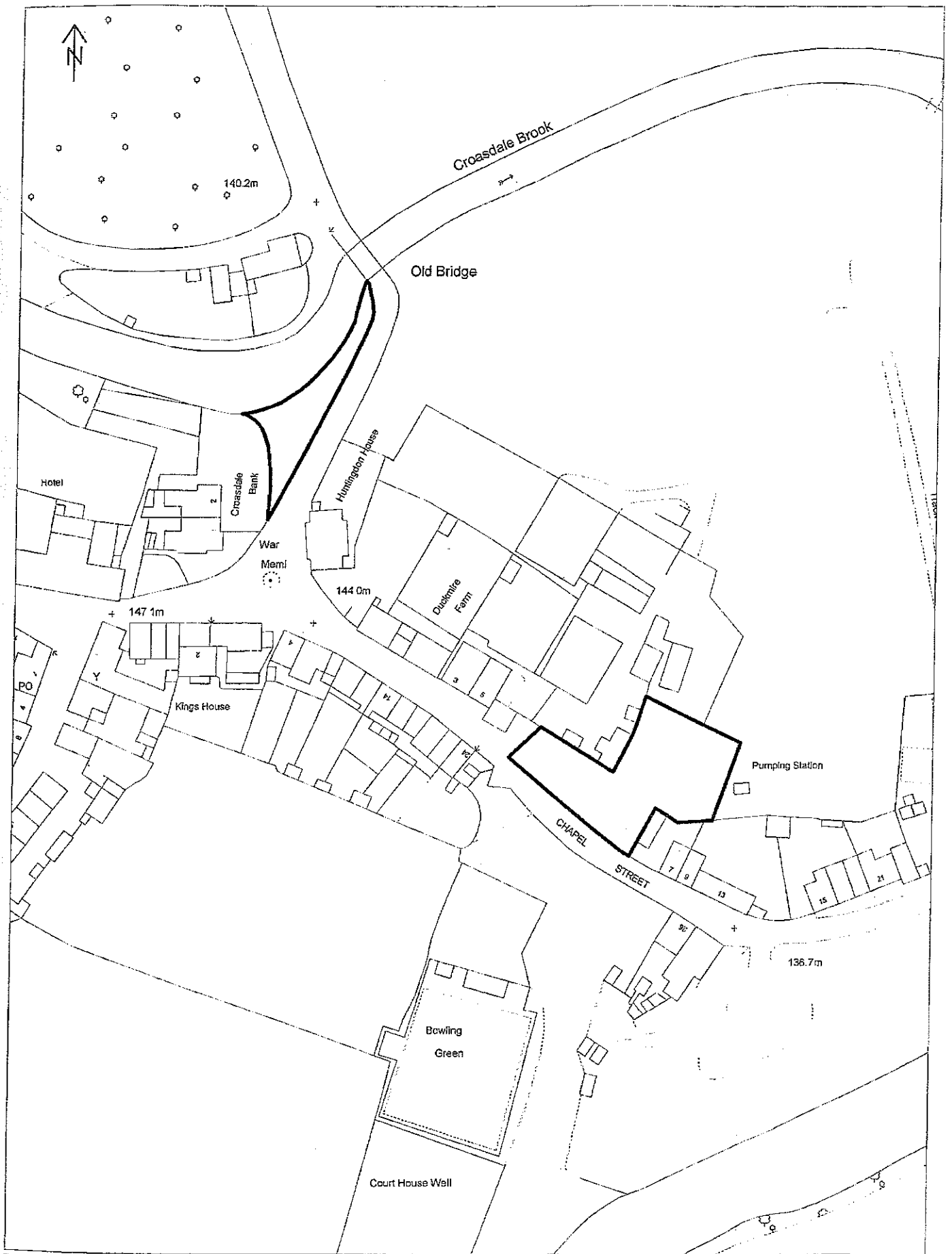




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**SABDEN 11, 12 AND 13**

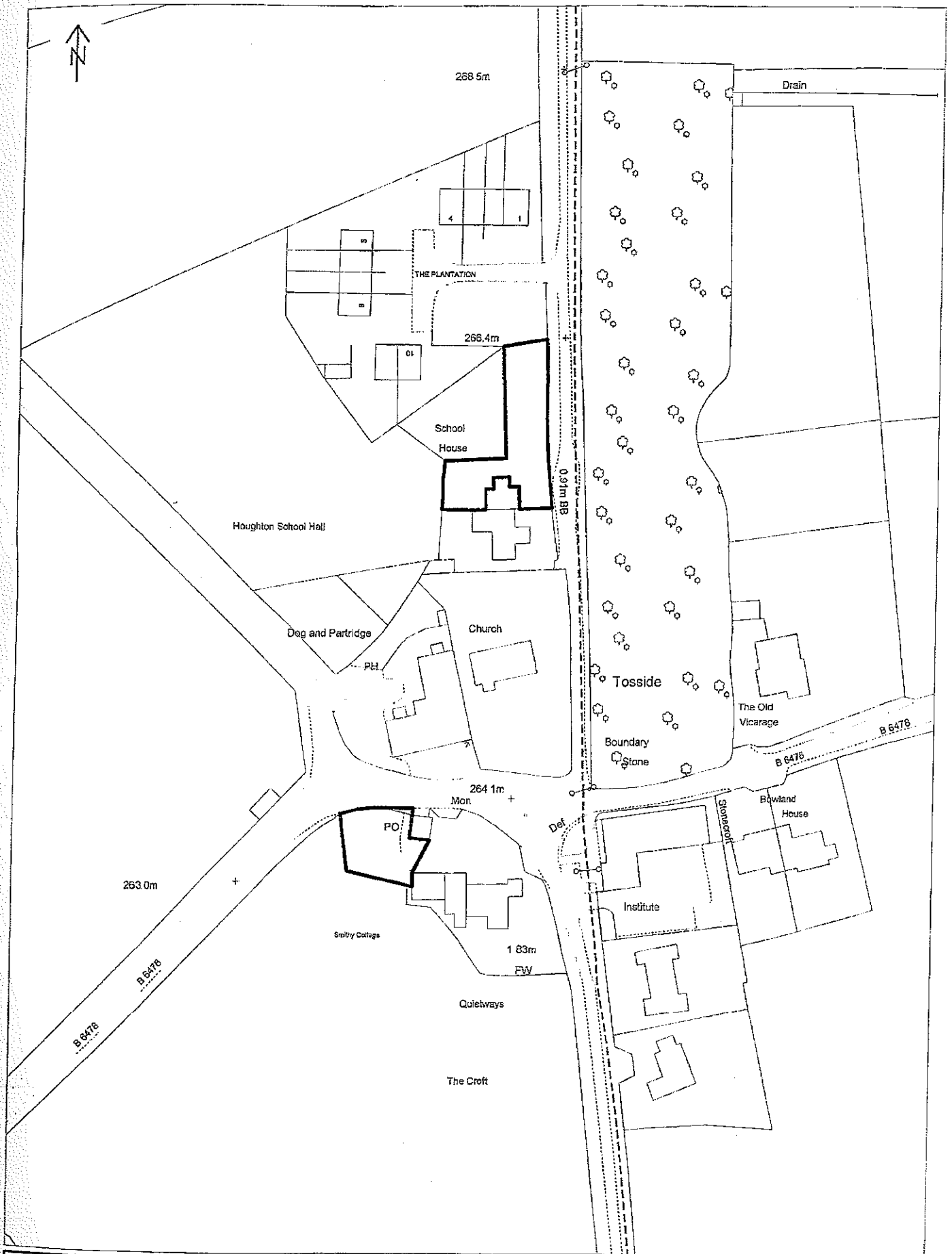
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SLAIDBURN 03 AND SLAIDBURN 04

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TOSSIDE 01 AND TOSSIDE 03

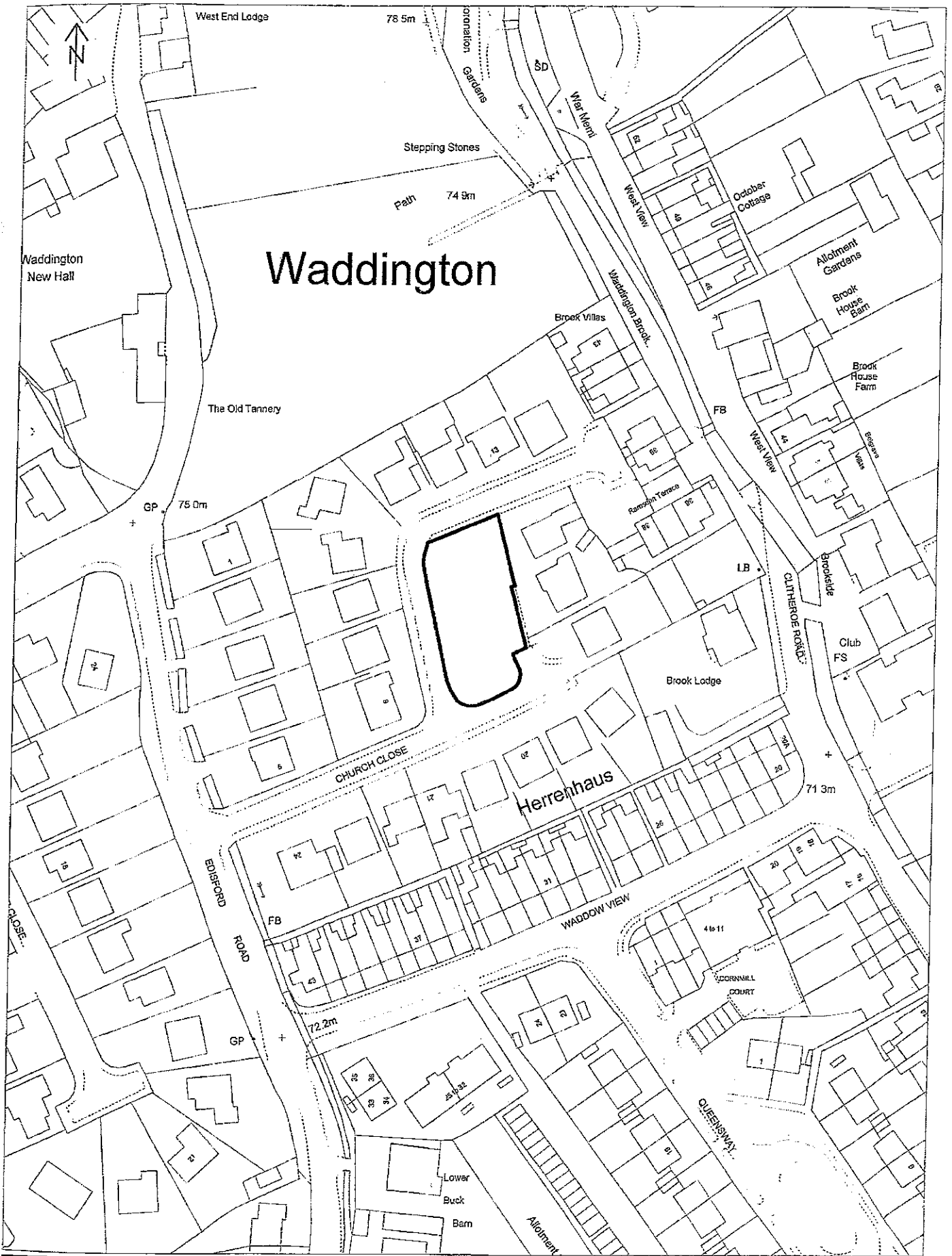
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WHALLEY 03

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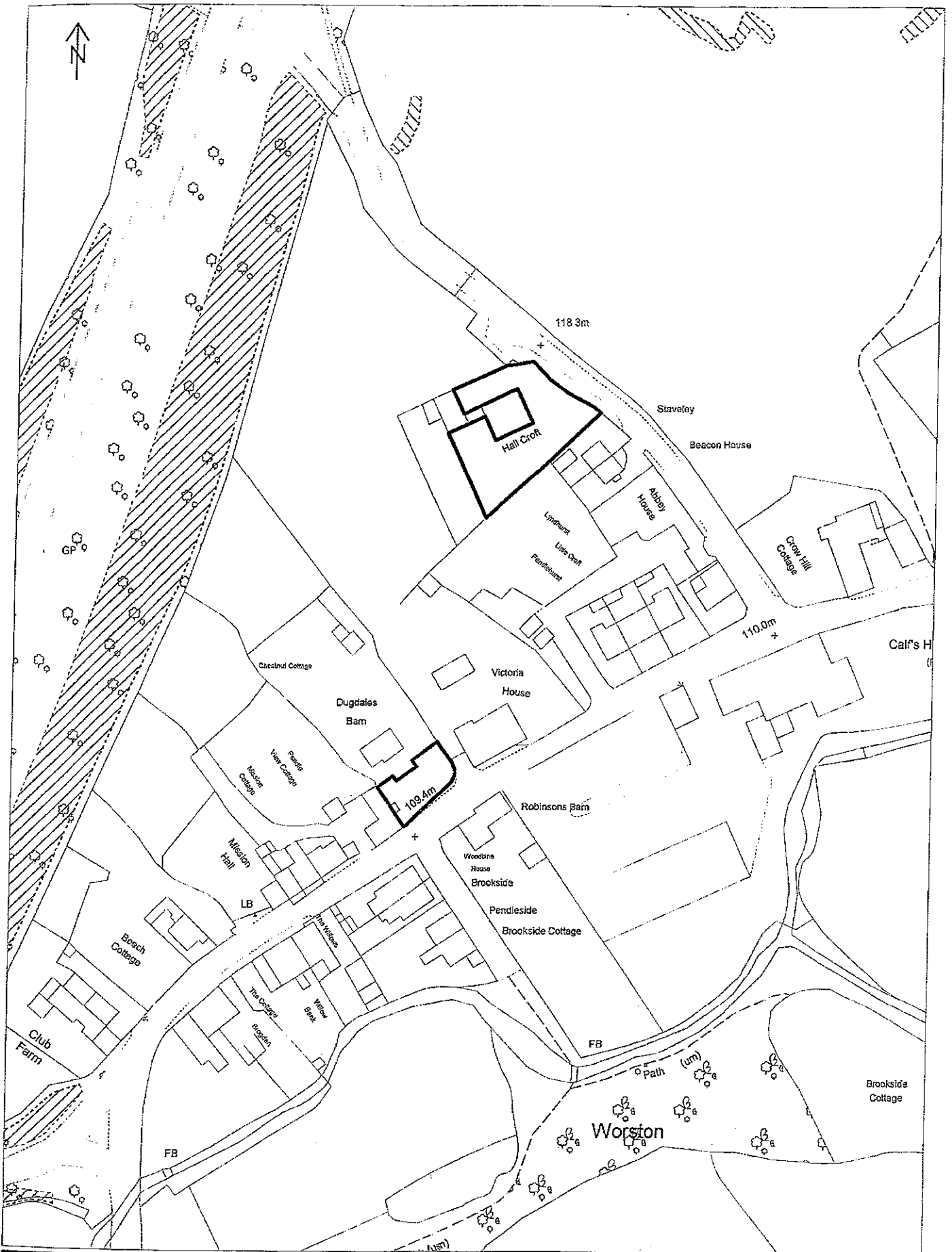


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WADDINGTON 02

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WORSTON 02 AND WORSTON 04

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