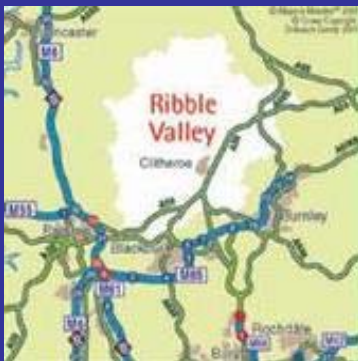


# Ribble Valley Borough Council



## Core Strategy 2008 – 2028 A Local Plan for Ribble Valley Regulation 19 Publication Draft Resultant changes to the Proposals Map



# CORE STRATEGY 2008 – 2028

## A LOCAL PLAN FOR RIBBLE VALLEY REGULATION 19 PUBLICATION DRAFT

### RESULTANT CHANGES TO THE PROPOSALS MAP

#### BACKGROUND

This document has been prepared by Ribble Valley Borough Council to satisfy the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012. It refers in particular to Regulation 17 that requires the authority to produce as one of the proposed submission documents a submission policies map if the adoption of the Local Plan would result in changes to the adopted policies map. In Ribble Valley's case, the adopted policies map is the Proposals Map that accompanies the Ribble Valley Districtwide Local Plan that was adopted in June 1998.

For clarity, the adopted Proposals Map consists of a proposals map covering the whole of the borough and prepared at a scale of 1:50,000. This Proposals Map identifies a series of more detailed inset maps at varying scales, which provide a greater level of detail in relation to the parts of the borough that they relate to. The adopted Proposals Map can be viewed on the Council's web site.

The Core Strategy as drafted provides for strategic level policies and as part of its delivery and implementation approach, a series of development management policies. Collectively, the policies serve to update those policies of the Districtwide Local Plan that have continued to operate following earlier 'saving' procedures. Information on the saved policies and how the Core Strategy replaces, supersedes or updates them is included in Appendix 1 to this document.

#### GENERAL CHANGES TO THE PROPOSALS MAP

In many instances, the adoption of the Core Strategy will lead to the need to update Districtwide Local Plan policies with their equivalent Core Strategy or Development Management statement references. This will lead to changes to the keys and references on the Proposals Map and relevant Inset Sheets as a matter of course. Title panels and labelling will also need to be updated. Similarly, where the intention is that the adoption of the Core Strategy will lead to a policy not being replaced, the Proposals Map and Inset Sheets will be amended accordingly.

#### CHANGES WHERE POLICIES ARE NOT REPLACED

The following table, Table 1 identifies those policies that will not be replaced upon adoption of the Core Strategy and indicates the associated relevant change to the Proposals Map:

Table 1 Changes where policies are not replaced

<b>Districtwide Local Plan Policy</b>	<b>Proposals Map or Inset Sheet</b>	<b>Plan Extract</b>
ENV5 Open land	Sheet 8, Inset 2	1
	Sheet 8, Inset 31	2
A1 Primrose Lodge	Sheet 2, Inset 6	3
A2 Brockhall Village	Proposals Map	4
A3 Calderstones	Sheet 2, Inset 34	5

## CHANGES WERE POLICIES ARE NOT PREVIOUSLY SAVED

The following table, Table 2 identifies those policies that were not saved from the Districtwide Local Plan saving procedures in either 2004 or 2007 and by virtue of that process and the subsequent requirement to update the Proposals Map upon adoption of the Core Strategy, would no longer appear on the Proposals Map:

Table 2 Changes were policies are not previously saved

<b>Districtwide Local Plan Policy</b>	<b>Proposals Map or Inset Sheet</b>	<b>Plan Extract</b>
H1 Housing	Sheet 2, Inset 5	6
H1 Housing	Sheet 6, Inset 24	7
RT13 Golf driving range	Sheet 2, Inset 4	8
RT21 Langden Intake	Sheet 1, Proposals Map	9
T4 Safeguarded land	Sheet 1, Proposals Map	4
T5 Read/Simonstone By-Pass	Sheet 1, Proposals Map	4
T5 Read/Simonstone By-Pass	Sheet 8, Inset 21	10
T9 Clitheroe Interchange	Sheet 2, Inset 5	11

## ALLOCATION OF STANDEN STRATEGIC SITE

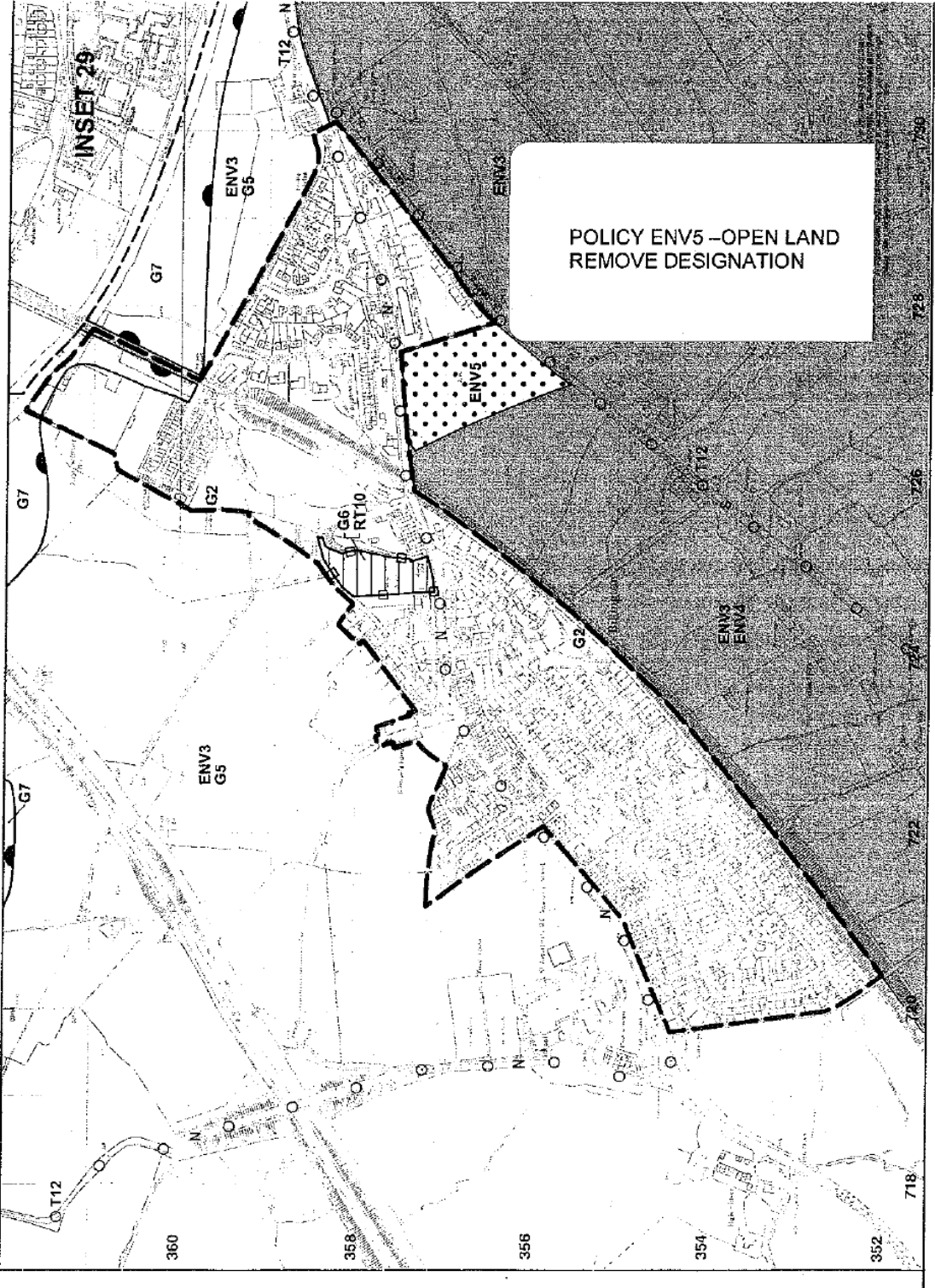
The Council will prepare a separate Development Plan Document that deals with specific land allocations for Housing and Employment land. This may also require a settlement boundary review that would be undertaken at the same time were proposed allocations led to a change. However, the Core Strategy does propose a strategic land allocation for development at Clitheroe as part of its strategy. The proposal is anticipated to include residential, employment and other local facilities. This allocation is shown on Plan Extract 12 and provides the detailed boundary, as it would appear on the Proposals Map for the strategic site. Plan extracts 13 and 14 show the change to Insets 4 and 6 respectively.

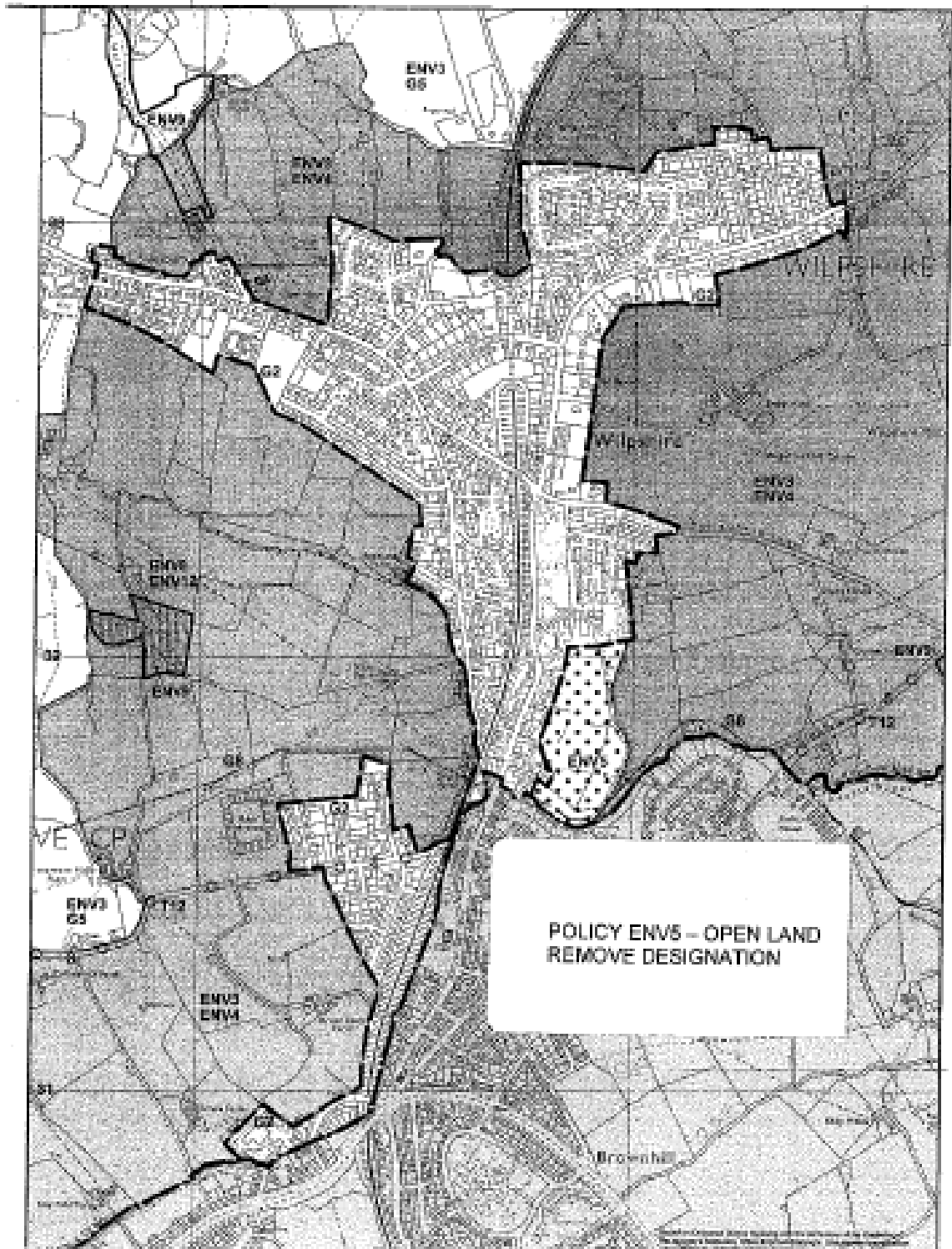
## CHANGES WHERE NEW POLICY SUPERSEDES SAVED DISTRICTWIDE POLICIES

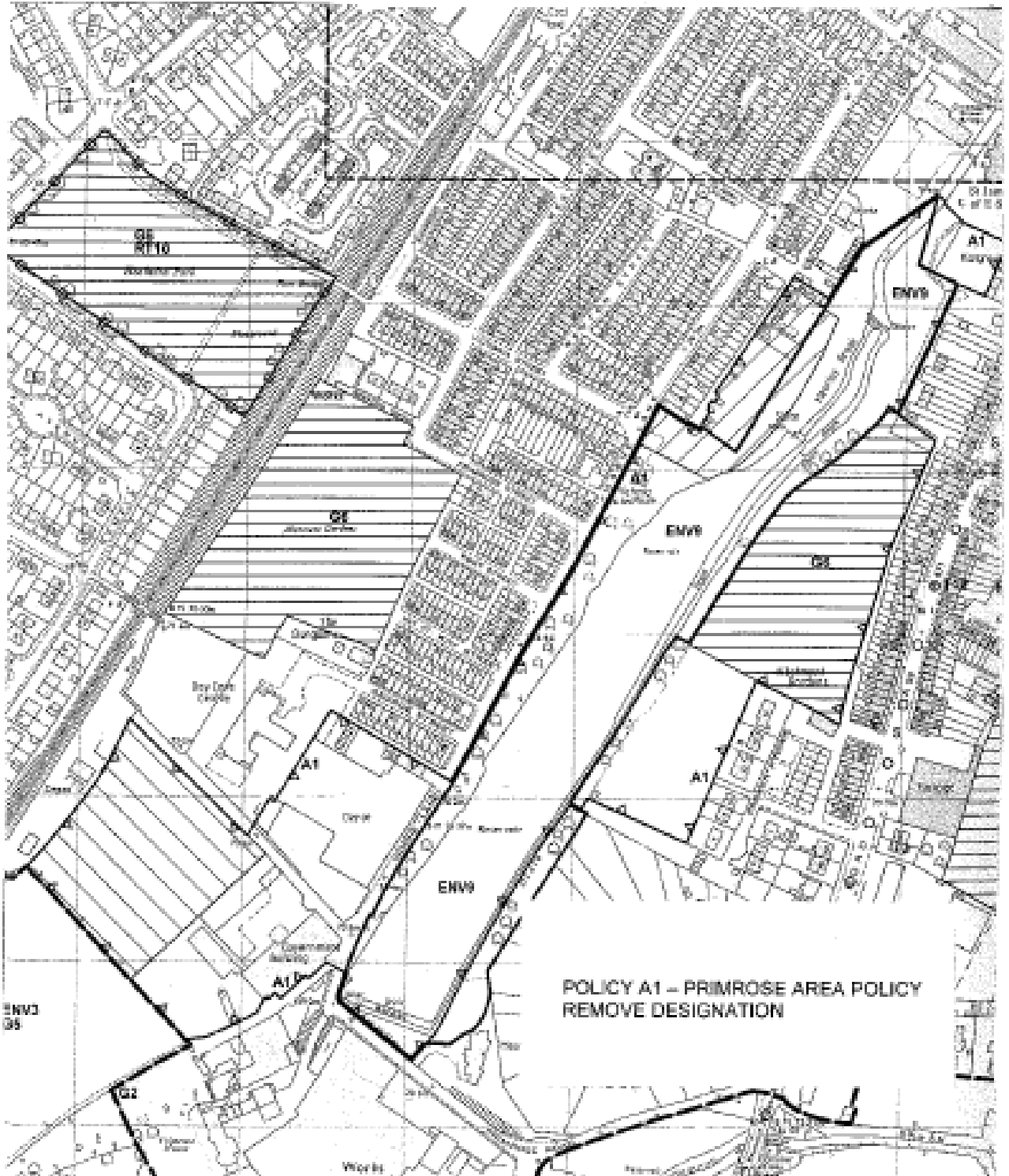
In some instances, the proposed Key Statements and Development Management policies will replace existing policies in the Districtwide Local Plan and as indicated this will lead to the appropriate reference being substituted although the designation will remain the same. In other instances, the new policy updates the approach or is a hybrid. In such circumstances, the Proposals Map will need to change to reflect this by alterations to the policy references and changes to the areas designated on the Proposals Map or Inset. Where such changes are required this would be undertaken through a separate DPD.

This occurs in relation to the areas shown on the Proposals Map and Inset Plans in relation to areas designated under Policy RT10 (Protecting recreational open space) and G6 (Essential Open Space) where there is some overlap and resultant changes to detailed site boundaries or a need to designate areas under the open space policies will be required.

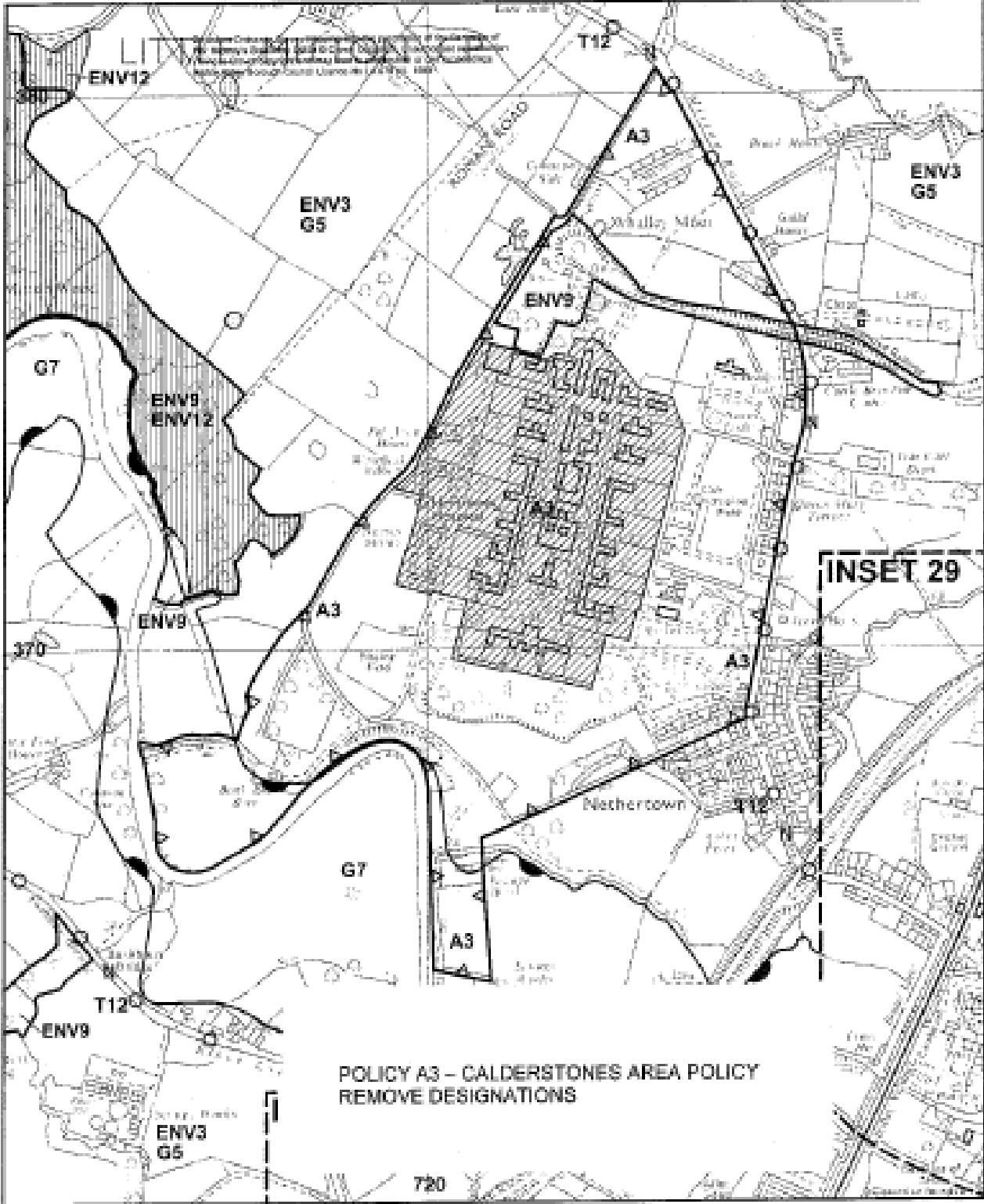
The Sites designated under Districtwide Policy RT10 will be referenced to reflect their protection under Policy DMB4 of the Core Strategy. Areas of land designated, as G6 will no longer be shown on the Proposals Map, as this policy is not replaced. Where sites currently identified under Districtwide Policy G6 comprise areas of public open space, recreational space or playing fields, they will be protected under the policy statements set out within the Core Strategy that protect open space. Other areas of land will be subject to the policies and criteria set out in the Core Strategy and proposals will be considered on their merits accordingly. The detailed boundaries and areas to be designated will be the subject of a separate Development Plan Document dealing with areas that are to be defined and designated as public open space, recreational space or playing fields.





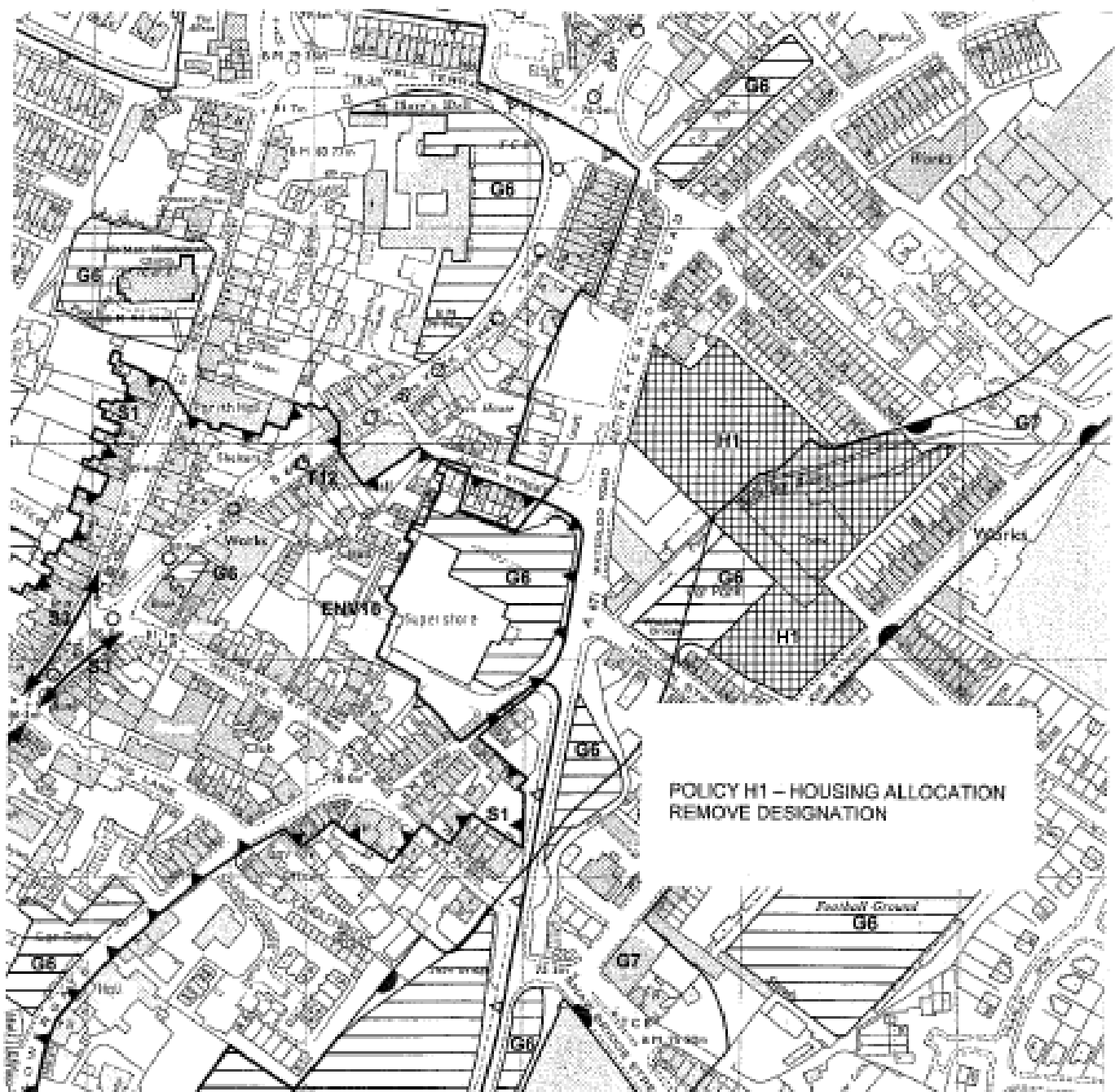


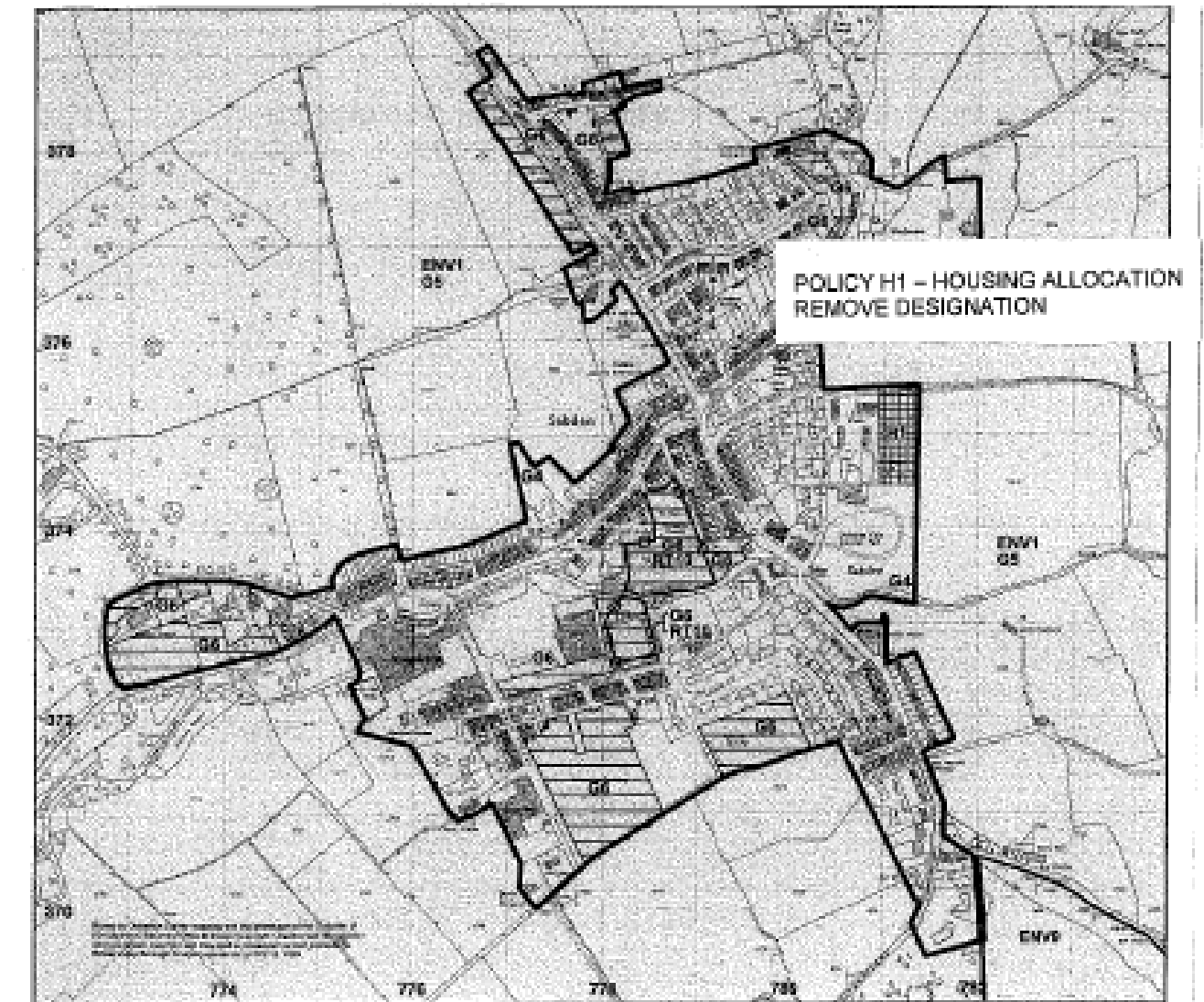


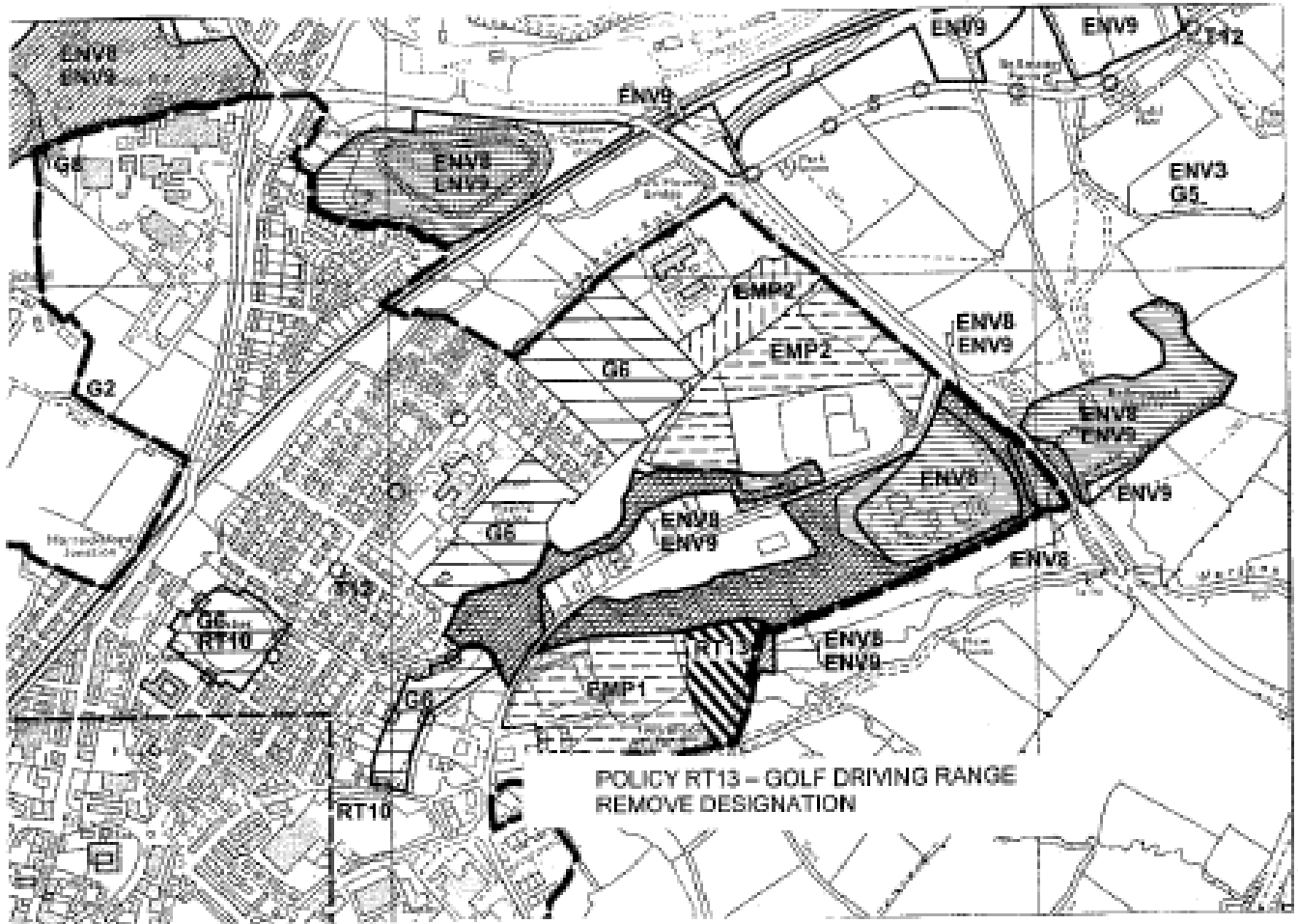


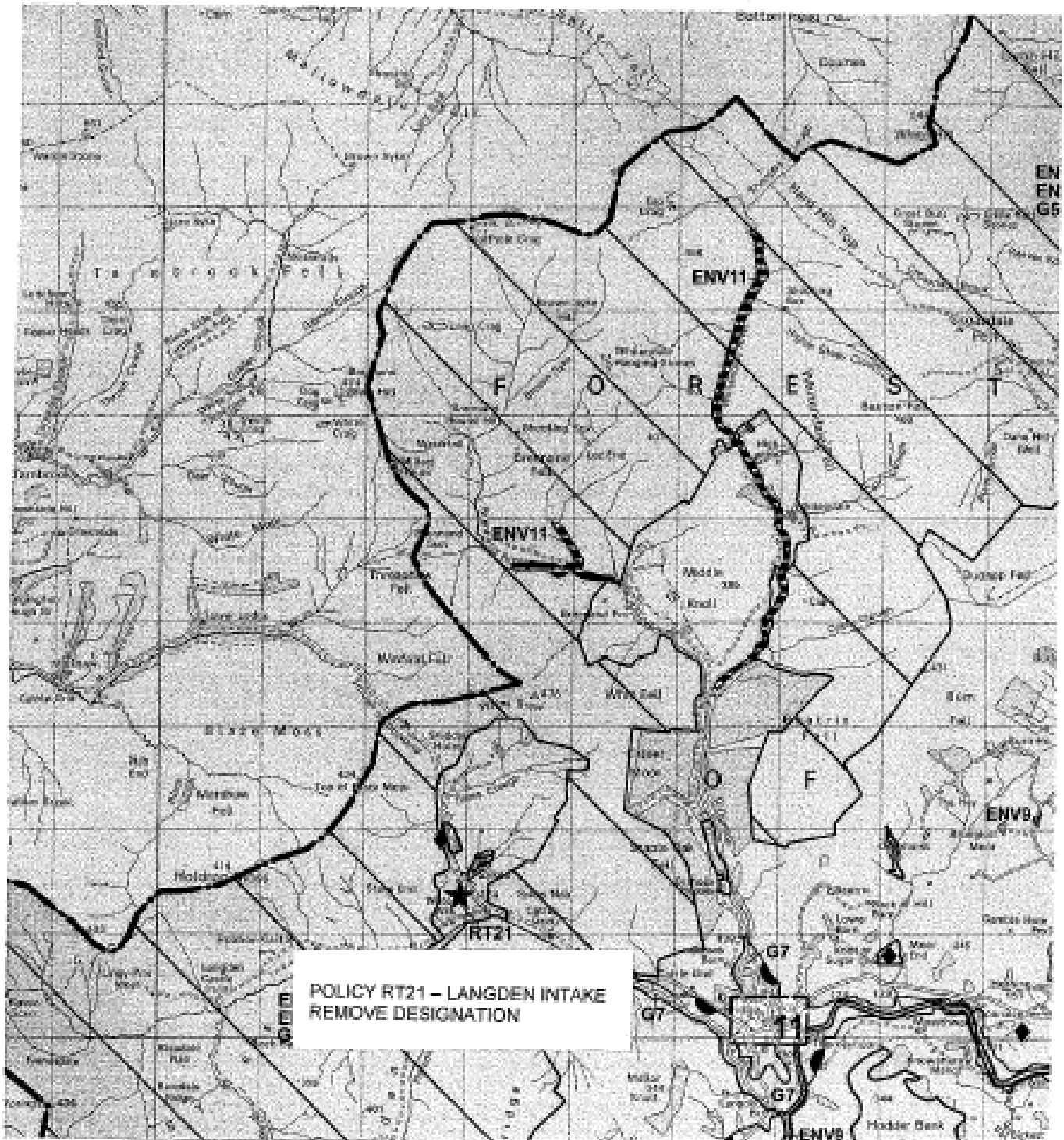
▲ Inset 34. Calderstones 1:10,000

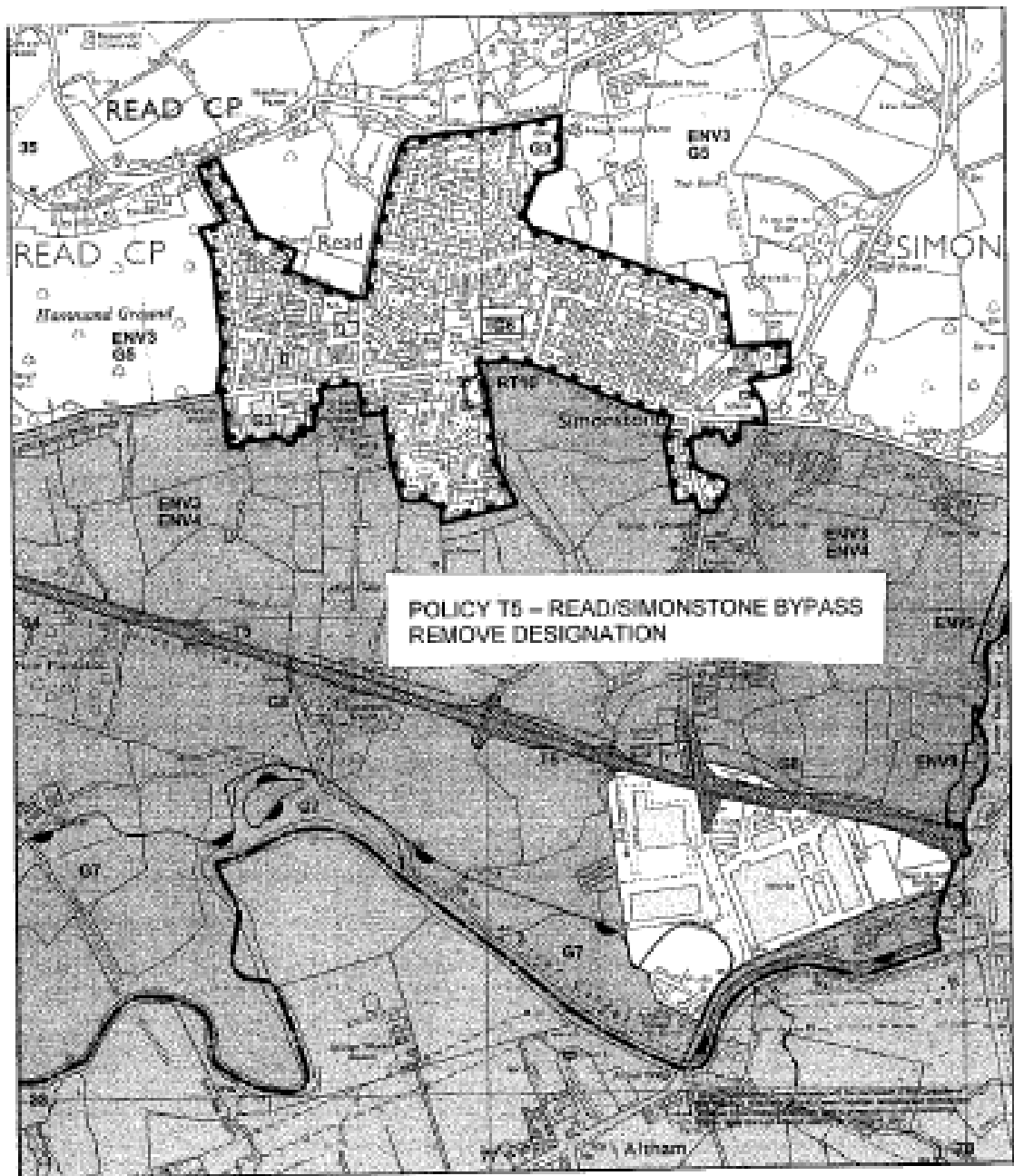


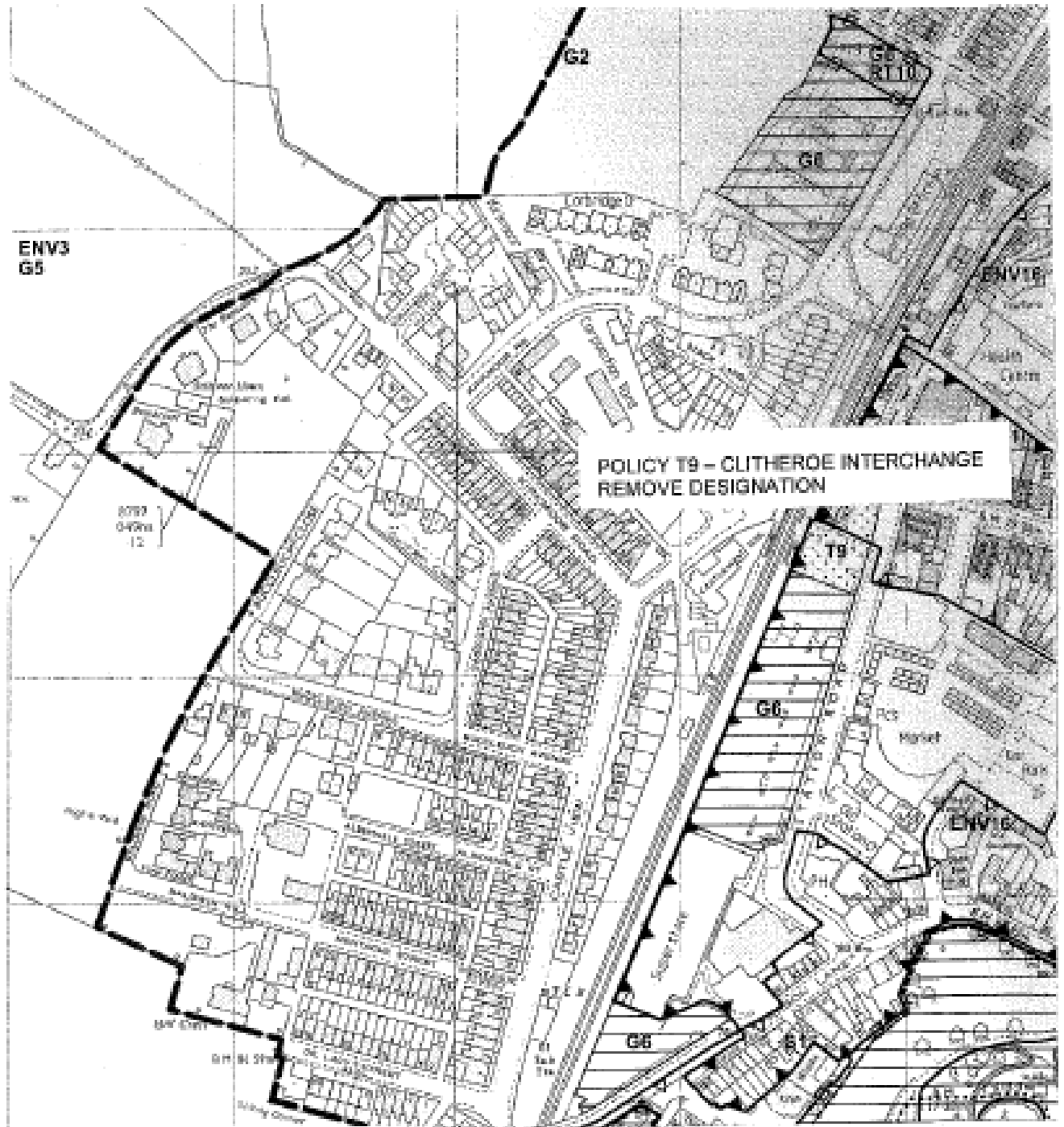




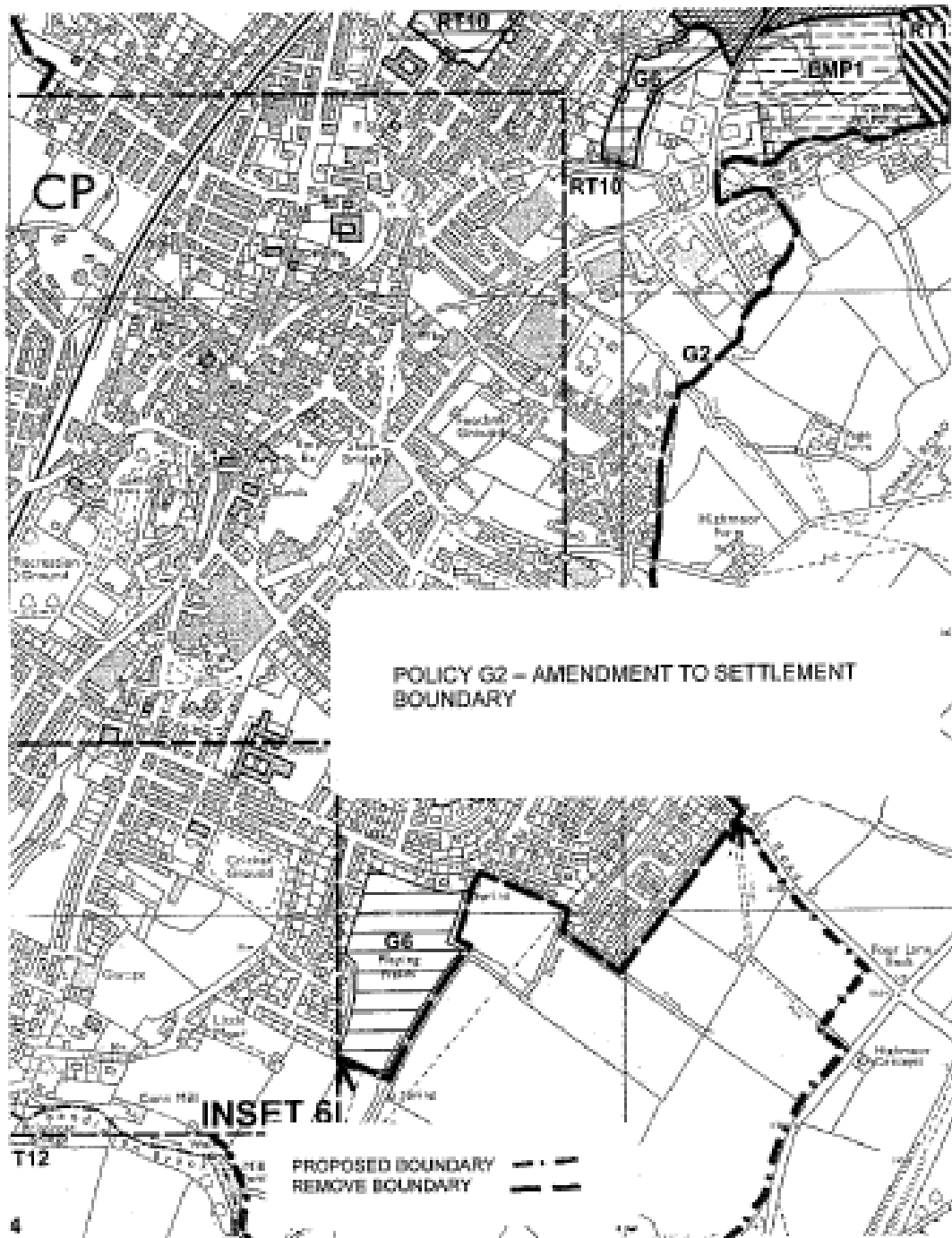




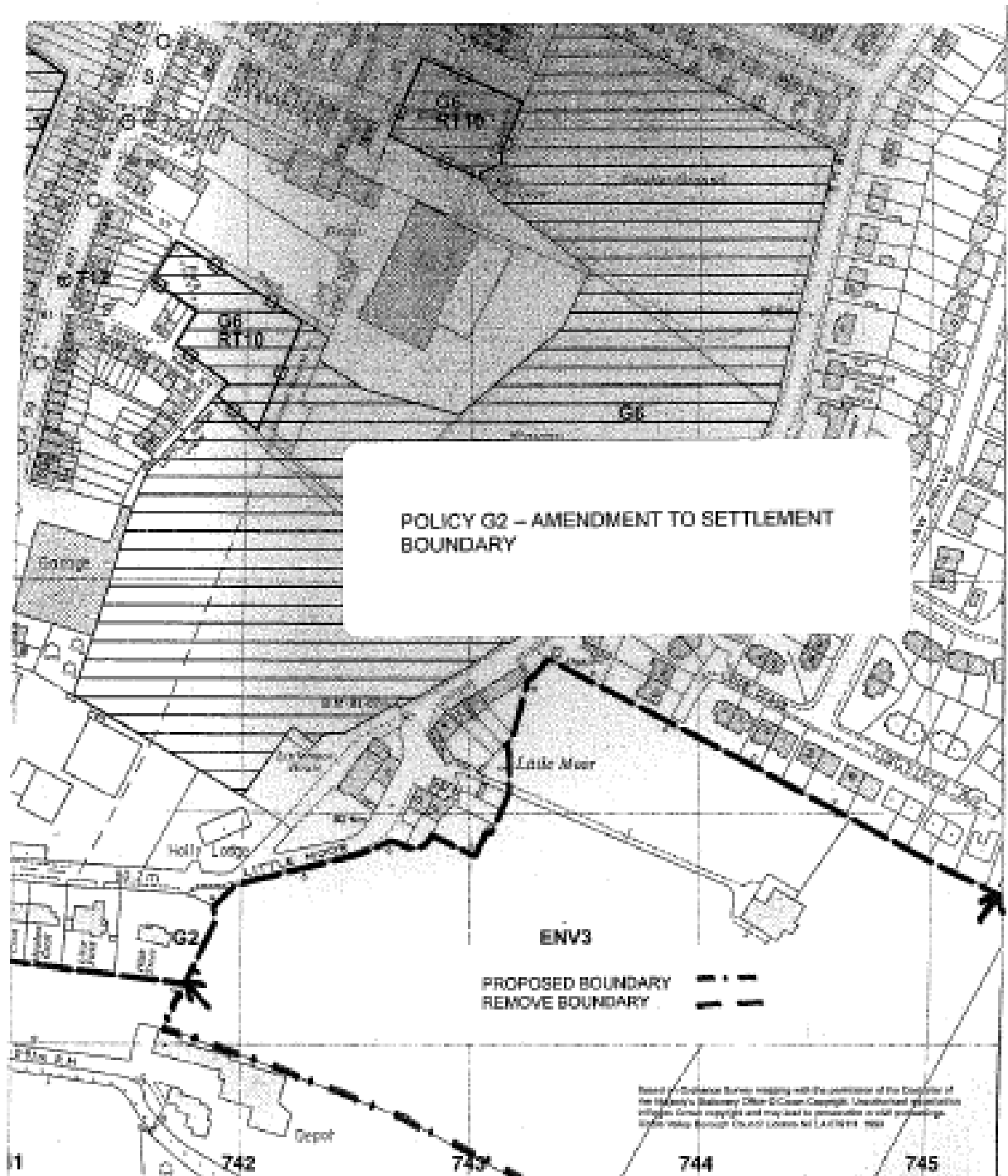


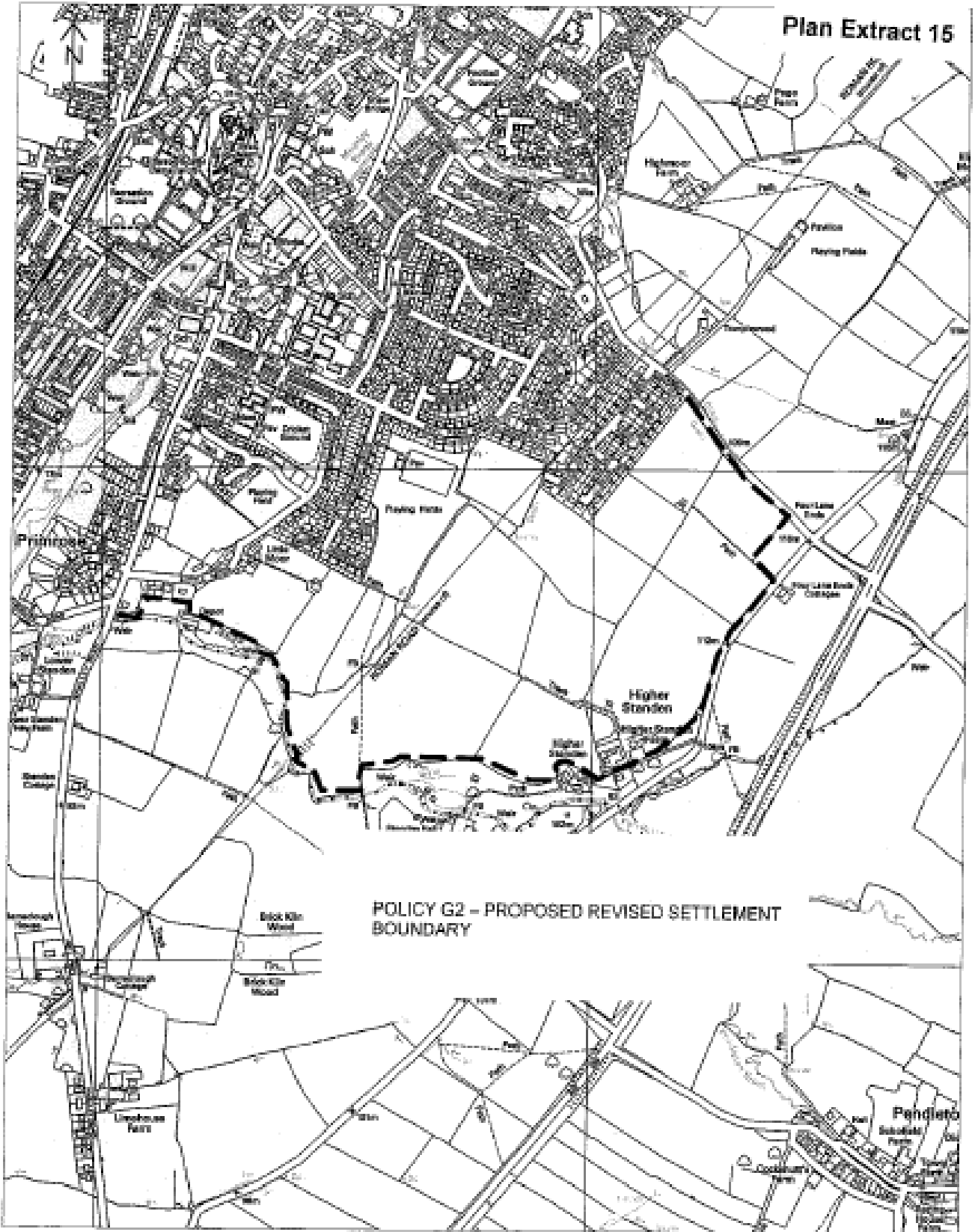












POLICY G2 - PROPOSED REVISED SETTLEMENT BOUNDARY

Proposed Settlement Boundary - Standon

Scale 1:10000

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# APPENDIX 1

## RIBBLE VALLEY BOROUGH COUNCIL

### Schedule of Saved and Proposed Superseded Policies

On 28 September 2007 the Secretary of State wrote to Ribble Valley Borough Council and issued direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, saving a number of policies in the Ribble Valley Borough Council Districtwide Plan 1991-2006 (Adopted 1999) which would otherwise have expired. A list of the policies saved can be viewed on the Council's website and at the Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA.

The draft Core Strategy contains policies that are intended to supersede the saved policies within the district wide local plan and these policies will no longer continue to be saved upon adoption of the Core Strategy. Such policies are listed in the table below.

Saved Local Plan Policy		Proposed Replacement Policy in Core Strategy
<b>General Policies</b>		
G1	Development Control	DMG1
G2	Wilpshire, Clitheroe, Billington, Longridge and Whalley	DMG1, DMG2
G3	Mellor Brook, Read and Simonstone	DS1, DMG2
G4	Remainder of the settlements	DS1, DMG2
G5	Outside the main settlements	DS1, DMG2
G6	Essential Open Space	EN5, DMG1, DME4, DME2, DMB4
G11	Crime Prevention	DMG1
<b>Environment</b>		
ENV1	Area of Outstanding Natural Beauty (AONB)	EN2, DME2
ENV2	Forest of Bowland	EN2, DME2
ENV3	Open Countryside	EN2, DME2
ENV4	Green Belt	EN1
ENV5	Open Land	NO LONGER APPLICABLE -- NOT REPLACED
ENV6	Agricultural Land	DME3
ENV7	Species Protection	EN4, DME3
ENV8	Sites of Special Scientific Interest	EN4, DME3
ENV9	Other Important Wildlife Sites	EN4, DME3
ENV10	Nature Conservation	EN4, DME3
ENV11	Regional Important Geological Sites	EN4, DME3
ENV12	Ancient Woodland	EN4, DME1
ENV13	Landscape Protection	EN2
ENV14	Archaeology and Historic Heritage	EN5, DME4
ENV16	Conservation Development Control	EN5, DME4
ENV17	Conservation Additional Information	EN5, DME4
ENV18	Demolition of Buildings within a Conservation Area	EN5, DME4
ENV19	Development of Listed Buildings	EN5, DME4

ENV20	Demolition (or partial) of Listed Buildings	EN5, DME4
ENV21	Historic Parks and Gardens	EN5, DME4
ENV23	Telecommunications	NO LONGER APPLICABLE -- NOT REPLACED
ENV24	Renewable Energy	EN3, DME5
ENV25	Assessment for Renewable Energy	EN3, DME5
ENV26	Wind Energy	EN3, DME5
<b><u>Housing</u></b>		
H2	Dwellings in the Open Countryside	DMH3
H3, H4, H5, H6	Conditions to Agricultural Dwellings	NO LONGER APPLICABLE -- NOT REPLACED
H9	Extended Family Accommodation	DMG1
H10	Residential Extensions	DMH5
H12	Curtilage Extensions	DMH5
H14	Rebuilding/Replacement Dwellings in the Countryside	DMH5
H15	Barn Conversions – Location	DMH3, DMH4, DMG1
H16	Barn Conversions – Building	DMH3, DMH4, DMG1
H17	Barn Conversions – Design	DMH3, DMH4, DMG1
H19	Housing Needs Large Sites in Main Settlements	H3, DMH1
H20	Sites Outside Settlements + on all sites other than infill plots within village boundaries	H3, DMH1
H21	Supplementary Information	DMH1
H22	Gypsy Sites	H4, DMH2
H23	Removal of Holiday Let Conditions	DS1, DMG2, DMH3, DMH4, DMG1
<b><u>Industrial Employment</u></b>		
EMP2 + EMP3	Salthill Site	EC1
EMP4	Chapel Hill	EC1
EMP7	Extensions/Expansions within the Main Settlement	EC1, DMB1
EMP8	Extensions/Expansions Outside the Settlements	EC1, DMB1
EMP9	The Conversion of Barns and Other Rural Buildings for Employment Use	EC1, DMB1
EMP11	Loss of Land for Employment	EC1, DMB1
EMP12	Proposed Agricultural Diversification	EC1
<b><u>Recreation and Tourism</u></b>		
RT1	General Policy	EC3, DMB3
RT2	Small Hotels and Guest Houses	EC3, DMB3
RT3	The Conversion of Buildings for Tourism	EC3, DMB3
RT4	Camping Barns	EC3, DMB3
RT5	Caravans	EC3, DMB3
RT6	Touring Caravans	EC3, DMB3
RT8	Open Space	DMG1, DMB4
RT10	Protect Open Space	DMG1, DMG4
RT18 & RT19	Footpaths and Bridleways	DMB5
<b><u>Transport and Mobility</u></b>		
T1	Development Proposals	DM12, DMG3

T7	Parking Provision	DMG1, DMG3
T10	Provision of Stations at Gisburn and Chatburn	DM12
T11	Freight Transport	DMG3
<b>Shopping</b>		
S1	Within Main Shopping Centre, Clitheroe	EC2, DMR1
S2	Outside Main Shopping Area, Clitheroe	EC2, DMR1
S3	Shop Frontage	DMR1
S4	Whalley and Longridge	EC2, DMR2
S6	Change of Use	DMR2
S7	Farm Shops	DMR3
S10	Hot Food Takeaways	EC2, DMG1
S11	Temporary Retailing	EC2, DMG1
S15	Shutters	DMG1, EN5, DME4
<b>Area Policies</b>		
A1	Primrose Lodge	NO LONGER APPLICABLE -- NOT REPLACED
A2	Brockhall Village	NO LONGER APPLICABLE -- NOT REPLACED
A3	Calderstones	NO LONGER APPLICABLE -- NOT REPLACED