

**Ribble Valley
Borough Council**



Ribble Valley
Borough Council
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Sustainability Appraisal Addendum Report

August 2013

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

**Produced on behalf of
RVBC by Hyder Consulting
(UK) Limited**



RibbleValley
Local Development Framework





Ribble Valley Borough Council

Local Plan

Sustainability Appraisal and Habitats Regulations
Assessment

Addendum Report - Modifications June/July 2013

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Ribble Valley Borough Council

Local Plan

Sustainability Appraisal and Habitats Regulations Assessment

Addendum Report - Modifications June/July 2013

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Report No 008-UA003663-UE31R-02-F

Date 24 July 2013

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1 INTRODUCTION AND PURPOSE

1.1 Purpose of this addendum

In March 2012, a Sustainability Appraisal (SA) was prepared for Ribble Valley Borough Council's Publication Core Strategy (report number 008-UA003663-UE31R-02-F). This was updated in September 2012 to reflect the Submission Core Strategy (report number 005-UA003663-UE31R-01-F). The SA comprised an assessment of the policies and proposals within the Publication Core Strategy including how the Council proposed to deliver the required 4000 new homes over the plan period (2008-2028).

A Habitats Regulations Assessment (HRA) was also undertaken to establish whether or not the contents of the Publication Core Strategy would be likely to have a significant effect on a nature conservation site of European Importance. The results of the HRA were documented in a report which was subsequently revised and re-issued in March 2013 (report number 002-UA003663-NHR-NEW HRA 06-F).

Since these reports were produced, Ribble Valley Borough Council has made some minor modifications to the Core Strategy. The Council has also investigated the possibility of delivering either 5000 or 5600 new homes over the plan period instead of 4000. An interim consultation on a draft of this addendum report has been undertaken with the Planning Advisory Service (PAS) and comments have been received.

This final version of the addendum report addresses the following points:

- How the conclusions of the existing SA Report (and its update for the Submission version) would change following the recent modifications to the Core Strategy.
- How the conclusions of the existing SA Report (including its update for the Submission version) and the HRA Report would change if either 5000 or 5600 homes were built instead of 4000.
- In response to PAS's comments, greater linkages have been provided to the existing SA Report in order to draw a full conclusion on the impact of a higher quantum of housing.

This report should be read in conjunction with the previous SA and HRA reports.

1.2 Proposed Modifications to the Core Strategy

1.2.1 Modifications

The following modifications have been proposed.

Table 1-1 Proposed Core Strategy Modifications

Ref	Strategy Reference	Proposed Change	Reason
01	Paragraph 3.12	Revised wording of the objective to read "To increase the supply of affordable and decent homes in the borough to help meet identified needs".	To more appropriately reflect the aspirations of the Council.
02	Key Statement DS1: Development Strategy	First paragraph - delete...the main urban areas of the borough and replace text with "the principle settlements of Clitheroe, Longridge and Whalley". First paragraph- after...and the Samlesbury Enterprise Zone add new sentence "New retail and leisure development will be directed towards the centres of Clitheroe, Longridge and Whalley". Second paragraph- after...at Standen, add "and the borough's principle settlements, development will be allocated to defined settlements listed in this policy"	To clarify the focus of development To clarify the focus of development To clarify the focus of

Ref	Strategy Reference	Proposed Change	Reason																																
		<p>in this policy”.</p> <p>New third paragraph- add “The defined settlements are” [insert table below]</p> <table border="1"> <tr> <td>Barrow</td> <td>Downham</td> <td>Mellor Brook</td> <td>Sawley</td> </tr> <tr> <td>Billington</td> <td>Dunsop Bridge</td> <td>Newton</td> <td>Slaidburn</td> </tr> <tr> <td>Bolton by Bowland</td> <td>Gisburn</td> <td>Osbaldeston</td> <td>Tosside</td> </tr> <tr> <td>Brockhall</td> <td>Grindleton</td> <td>Pendleton</td> <td>Waddington</td> </tr> <tr> <td>Calderstones</td> <td>Holden</td> <td>Read & Simonstone</td> <td>West Bradford</td> </tr> <tr> <td>Chatburn</td> <td>Hurst Green</td> <td>Ribchester</td> <td>Wipshire</td> </tr> <tr> <td>Chipping</td> <td>Langho</td> <td>Rimington</td> <td>Wiswell</td> </tr> <tr> <td>Copster Green</td> <td>Mellor</td> <td>Sabden</td> <td>Worston</td> </tr> </table> <p>New fourth paragraph- add “In allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the scale, extent and form of development to be allocated under this policy. The relevant constraints are set out as part of the strategic framework included in this plan”.</p>	Barrow	Downham	Mellor Brook	Sawley	Billington	Dunsop Bridge	Newton	Slaidburn	Bolton by Bowland	Gisburn	Osbaldeston	Tosside	Brockhall	Grindleton	Pendleton	Waddington	Calderstones	Holden	Read & Simonstone	West Bradford	Chatburn	Hurst Green	Ribchester	Wipshire	Chipping	Langho	Rimington	Wiswell	Copster Green	Mellor	Sabden	Worston	<p>development</p> <p>To clarify the focus of development</p> <p>To clarify the approach to development</p>
Barrow	Downham	Mellor Brook	Sawley																																
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03	Paragraph 4.11	New Paragraph (after table of housing distribution) The housing model makes a modelled assumption based on a number of dwellings averaged across the defined settlements. It is important to bear in mind an average; some settlements will accommodate more, whilst others, due to their recognised constraints may accommodate less. The Council will use the Core Strategy framework to set out the patterns and scale of growth through the Housing & Economic DPD.	To clarify the focus of and approach to development																																
04	Key Statement EN3: Sustainable Development and Climate Change	Add text after.. carbon footprint. “The Council will assess applications against the current Code for Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM standards.	To clarify the relevant standards the Council will utilise.																																
05	Key Statement EC1: Business and Employment Development	<i>Policy Statement to be updated with revised employment land requirements including non B1, B2 and B8 uses together with relevant retail floor space following consultation on evidence base.</i>	<i>The statement will need to reflect the most up to date evidence</i>																																
06	Key Statement EC2: Development of Retail, Shops and Community Facilities	<i>Subject to consultation on the evidence base, add new paragraph to statement Provision for new convenience retail floor space of up to 1815 sq m for Clitheroe, 140 sq m for Longridge and 250 sq m for Whalley will be allocated.</i> <i>Provision for new comparison retail floor space of up to 2630 sq m for Clitheroe, 640 sq m for Longridge and 240 sq m for Whalley will be allocated.</i>	<i>To comply with NPPF and the up to date evidence</i>																																

1.2.2 Approach to SA of Modifications

Table 2-1 in Chapter 2 of this report identifies whether or not the proposed modifications would result in a significant change to the assessment provided in the existing SA Report. A justification for whether or not further detailed assessment work is required.

1.3 Alternative housing figures options

1.3.1 Option 1 – 5000 New Homes

This option comprises an average of 250 new homes (instead of 200) to be built in the Borough per year for 20 years. This is a 25% increase over the previously assessed approach. The distribution of these

homes is illustrated in Table 1-2. This follows the same spatial proportions as the previously assessed 4000 homes option.

Table 1-2 Distribution of new homes – 5000 homes option.

Settlement	1 Number of houses to be provided ¹	2 Number of houses already completed/ permission given ² for each 'settlement'/ area (based on the Parish)	3 Unadjusted residual (less number already completed/ permission given)	4 Longridge adjustment ³	5 Proposed Strategic Site ⁴	6 Residual number of houses required for each settlement ⁵ (figure of 230 is result of Standen site subtracted from Clitheroe)
Clitheroe	2,065	795	1270	0		230
Longridge	1,032	282	750	550		550
Whalley	463	248	215	0		215
<i>Other settlements</i>	<i>1440</i>	<i>908</i>	<i>532</i>	<i>732</i>		732
Standen				0	1040	1040
Total	5000	2233	2770			2767

It should be noted that since the original SA was undertaken in March 2012, a large number of new homes have been completed or granted permission in the Borough. Consequently, the residual number of homes is now lower than that presented in the SA Report, albeit that the overall number will be higher.

1.3.2 Option 2 – 5600 New Homes

This option comprises an average of 280 (instead of 200) new homes to be built in the Borough per year for 20 years. This is a 40% increase over the previously assessed approach. The distribution of these homes is illustrated in Table 1-3. This follows the same spatial proportions as the previously assessed 4000 homes option.

¹ For three main settlements total no. of dwellings is 3560. Number of houses is calculated from settlement population as a % of total main settlement population (see table at 15.2 of Submitted Core Strategy for data) – Clitheroe 58%, Longridge 29%, Whalley 13%

² Does not include sites which are awaiting completion of section 106 agreements at 31st March 2013

³ This allowance reflects anticipated development in Preston Borough at Longridge – 200 taken from Longridge and reappportioned to the 'Other Settlements'

⁴ Proposed Strategic Site – 1040 dwellings proposed at Standen. 1040 taken from Clitheroe requirement.

⁵ As at 31st March 2013 – applications have been approved since

Table 1-3 Distribution of new homes – 5600 homes option.

Settlement	1 Number of houses to be provided ⁶	2 Number of houses already completed/ permission given ⁷ for each 'settlement'/ area (based on the Parish)	3 Unadjusted residual (less number already completed/ permission given)	4 Longridge adjustment ⁸	5 Proposed Strategic Site ⁹	6 Residual number of houses required for each settlement ¹⁰ (figure of 230 is result of Standen site subtracted from Clitheroe)
Clitheroe	2,320	795	1525	0		485
Longridge	1,160	282	878	678		678
Whalley	520	248	272	0		272
<i>Other settlements</i>	<i>1600</i>	<i>908</i>	<i>692</i>	<i>892</i>		892
Standen				0	1040	1040
Total	5600	2233	3367			3367

It should be noted that since the original SA was undertaken in March 2012, a large number of new homes have been completed or granted permission in the Borough. Consequently, the residual number of homes is now lower than that presented in the SA Report, albeit that the overall number will be higher.

1.3.3 Approach to SA and HRA of alternative housing figures

Appendix C of the original SA Report presents an assessment of the Preferred Spatial Strategy against the SA Framework of objectives. This was based upon the provision of 4000 new homes at the time. The assessment matrix used for this assessment has been reproduced in Appendix A of this addendum report and has been amended to reflect the provision of 5000 and 5600 homes respectively.

Section 3 of this report summarises the key differences or sustainability issues surrounding each of these increases.

Section 4 provides a commentary on whether or not each of the increases in housing numbers is likely to affect the findings of the HRA or otherwise.

⁶ For three main settlements total no. of dwellings is 3560. Number of houses is calculated from settlement population as a % of total main settlement population (see table at 15.2 of Submitted Core Strategy for data) – Clitheroe 58%, Longridge 29%, Whalley 13%

⁷ Does not include sites which are awaiting completion of section 106 agreements at 31st March 2013

⁸ This allowance reflects anticipated development in Preston Borough at Longridge – 200 taken from Longridge and reappropriated to the 'Other Settlements'

⁹ Proposed Strategic Site – 1040 dwellings proposed at Standen. 1040 taken from Clitheroe requirement.

¹⁰ As at 31st March 2013 – applications have been approved since

It should be noted that SA and HRA are not exact sciences and their strategic nature involves a degree of uncertainty. Consequently it is difficult to place an exact figure on where the number of houses proposed becomes unsustainable.

2 SA OF CORE STRATEGY MODIFICATIONS

Table 2-1 identifies whether or not the proposed modifications would result in a significant change to the assessment provided in the existing SA Report and hence whether or not further, more detailed re-assessment is required.

Table 2-1 SA implications of proposed Core Strategy changes

Ref	Strategy Reference	Proposed Change	Significance of the Change and the Sustainability Impacts																																
01	Paragraph 3.12	Revised wording of the objective to read “To increase the supply of affordable and decent homes in the borough to help meet identified needs”.	The wording of the objective has been amended slightly although it still seeks to provide new homes to meet needs. This principle was assessed as part of the SA of the Vision and Objectives and the findings would not change as a result of this modification. No further assessment needed.																																
02	Key Statement DS1: Development Strategy	<p>First paragraph - delete...the main urban areas of the borough and replace text with “the principle settlements of Clitheroe, Longridge and Whalley”.</p> <p>First paragraph- after...and the Samlesbury Enterprise Zone add new sentence “New retail and leisure development will be directed towards the centres of Clitheroe, Longridge and Whalley”.</p> <p>Second paragraph- after...at Standen, add “and the borough’s principle settlements, development will be allocated to defined settlements listed in this policy”.</p> <p>New third paragraph- add “The defined settlements are” [insert table below]</p> <table border="1" data-bbox="505 1171 1055 1297"> <tbody> <tr> <td>Barrow</td> <td>Downham</td> <td>Mellor Brook</td> <td>Sawley</td> </tr> <tr> <td>Billington</td> <td>Dunsop Bridge</td> <td>Newton</td> <td>Slaidburn</td> </tr> <tr> <td>Bolton by Bowland</td> <td>Gisburn</td> <td>Osbaldeston</td> <td>Tosside</td> </tr> <tr> <td>Brockhall</td> <td>Grindleton</td> <td>Pendleton</td> <td>Waddington</td> </tr> <tr> <td>Calderstones</td> <td>Holden</td> <td>Read & Simonstone</td> <td>West Bradford</td> </tr> <tr> <td>Chatburn</td> <td>Hurst Green</td> <td>Ribchester</td> <td>Wilpshire</td> </tr> <tr> <td>Chipping</td> <td>Langho</td> <td>Rimington</td> <td>Wiswell</td> </tr> <tr> <td>Copster Green</td> <td>Mellor</td> <td>Sabden</td> <td>Worston</td> </tr> </tbody> </table> <p>New fourth paragraph- add “In allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the scale, extent and form of development to be allocated under this policy. The relevant constraints are set out as part of the strategic framework included in this plan”.</p>	Barrow	Downham	Mellor Brook	Sawley	Billington	Dunsop Bridge	Newton	Slaidburn	Bolton by Bowland	Gisburn	Osbaldeston	Tosside	Brockhall	Grindleton	Pendleton	Waddington	Calderstones	Holden	Read & Simonstone	West Bradford	Chatburn	Hurst Green	Ribchester	Wilpshire	Chipping	Langho	Rimington	Wiswell	Copster Green	Mellor	Sabden	Worston	<p>The wording of this Key Statement has been amended to add greater clarity. Nonetheless, the meaning of the statement has not changed since the SA was produced and the modifications still reflect Hyder’s understanding of it during the assessment.</p> <p>The modifications have thus not resulted in a change to the existing SA outcomes. No further assessment needed.</p>
Barrow	Downham	Mellor Brook	Sawley																																
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04	Key Statement EN3: Sustainable Development and Climate Change	Add text after. carbon footprint. “The Council will assess applications against the current Code for Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM standards.	The additional text provides extra strength and clarity to the Key Statement. This already scores strongly positive against the SA objectives relating to energy and resource efficiency and this clarification																																

Ref	Strategy Reference	Proposed Change	Significance of the Change and the Sustainability Impacts
			<p>would benefit this further. It is not proposed to amend the SA based upon this.</p> <p>No further assessment needed.</p>
05	<p><i>Key Statement</i> <i>EC1: Business and Employment Development</i></p>	<p><i>Policy Statement to be updated with revised employment land requirements including non B1, B2 and B8 uses together with relevant retail floor space following consultation on evidence base.</i></p>	<p>The updated text provides more up-to-date detail on different employment land uses. These subtle differences would not affect the existing assessment presented in the SA Report which considers employment use at a more strategic and generic level.</p> <p>No further assessment needed.</p>
06	<p><i>Key Statement</i> <i>EC2: Development of Retail, Shops and Community Facilities</i></p>	<p><i>Subject to consultation on the evidence base, add new paragraph to statement Provision for new convenience retail floor space of up to 1815 sq m for Clitheroe, 140 sq m for Longridge and 250 sq m for Whalley will be allocated.</i></p> <p><i>Provision for new comparison retail floor space of up to 2630 sq m for Clitheroe, 640 sq m for Longridge and 240 sq m for Whalley will be allocated.</i></p>	<p>This text provides additional detail to the existing policy text on locations for retail development. The broad locations for development have already been assessed in the SA Report. Whilst this detail is useful it would not materially change the existing conclusions at this scale.</p> <p>No further assessment needed.</p>

3 SA OF ALTERNATIVE HOUSING FIGURES OPTIONS

The updated assessment matrices for the preferred Spatial Option to take account of the options to increase housing numbers are presented in Appendix A. A summary of the key issues compared with the 4000 homes option is presented below.

Note that in both cases the number of homes proposed at the strategic site of Standen would remain the same – 1040 homes.

3.1 Option 1 – 5000 New Homes

Of all the settlements in the Borough, Clitheroe has the greatest potential to absorb a greater amount of housing due to its existing size and range of amenities, jobs and infrastructure. It is however, possible that this further increase of 395 homes over the original assessment may place greater pressure still on congestion (and consequently air quality in the Air Quality Management Area (AQMA)) in the town and local services, for example primary school places. Cumulatively with the Standen development, this level of increase is expected to have a greater environmental impact than the original option, in terms of the effects on landscape and the natural environment as a result of loss of greenfield land. Without the identification of specific development sites at this stage, it is difficult to predict whether or not this increase would be significant. It should also be noted that there would be potential to mitigate for some of these effects through the provision of additional school capacity, sustainable transport measures and, to an extent mitigate for the environmental effects through high standards of environmental design and careful planning at the site level. However, this option would unavoidably lead to greater landscape effects and changes to the urban fringe compared with the original option. These effects may be visible from the Forest of Bowland Area of Outstanding Natural Beauty (AONB), depending on the locations of the development sites.

Longridge has potential to grow as it has fewer environmental constraints than some of the other settlements and has a good range of amenities and employment opportunities. However, additional secondary school capacity would be required and given its location on the edge of the borough it is not clear whether any economic benefits of this increase in population would be realised mainly in Ribble Valley or in Preston.

There are traffic congestion issues in Whalley and a lack of school places. The increase in proposed development would put greater pressure on these issues although a further 88 homes over a 20 year period may not prove significant. Further studies into the potential effects on traffic would be required at the site allocations stage.

The option would also see an increase in development in rural areas. This would be positive for the viability and vibrancy of villages and rural services, however, this increase is likely to start to have a more noticeable effect on the character of some settlements and their surrounding landscapes. The policy framework in the Core Strategy would provide significant protection to the natural environment and through careful selection of sites and villages which would be better able to accommodate development, it may be possible to limit the extent of adverse effects. Cumulatively, the additional 1000 homes across the Borough has potential to cause a degree of erosion to natural resources and the landscape.

3.2 Option 2 – 5600 New Homes

Option 2 would provide for 1600 more homes than the original option over the 20 year plan period. It is anticipated that the effects of the increase described in Option 1 would be more marked under this option and has potential to cause significant effects either in specific areas or potentially as a result of cumulative effects. As above, the policy framework within the Core Strategy would provide some mitigation against

these effects although its success would be more limited given the greater quantum of growth required. It may be that if such an increase were necessary, certain policies associated with the environment and service provision would need to be more stringent and focussed in certain areas to ensure impacts are minimised. This may, for example require stricter standards of sustainable design and a more strategic approach to planning and masterplanning of developments in more sensitive settlements. It may also require further consideration of the proportional split of development between the settlements.

As described above, Clitheroe has the greatest potential to absorb a greater amount of housing due to its existing size and range of amenities, jobs and infrastructure. It is, however, more likely under this option that greater pressure would be placed upon these facilities leading to potential adverse effects on congestion, air quality (and the AQMA) and pressure on basic services. It is likely that more greenfield land would be required to accommodate the additional units which may have adverse effects on the town's urban fringe character and may require higher housing densities, making it more difficult to provide for greenspace and the landscaping features needed to limit the effects on the local landscape and townscape. Combined with the Standen site this option is more likely to have a significant effect on the natural and built environment, even with the provision of mitigation. These effects may be visible from the Forest of Bowland AONB, depending on the locations of the development sites.

As described above, Longridge has potential to grow as it has fewer environmental constraints than some of the other settlements and has a good range of amenities and employment opportunities. However, additional secondary school capacity would be required and given its location on the edge of the borough it is not clear whether any economic benefits of this increase in population would be realised mainly in Ribbles Valley or in Preston.

This option would require an additional 145 homes in Whalley over and above the 375 originally proposed across the plan period. It is possible that this further increase may put even greater pressure on traffic congestion issues in Whalley, its character and the lack of school places. As proposed above, further studies into the potential effects on traffic would be required at the site allocations stage.

The option would see a further 480 homes being built in rural settlements (making a total of 1600). Again, this would be positive for the viability and vibrancy of villages and rural services, however, this increase is likely to start to have an even more noticeable effect on the character of settlements and their surrounding landscapes. The supporting policy framework would need to be very stringent to limit the additional effects on the natural environment in these areas and in particular to avoid the potential increase in cumulative effects on rural character. Pressure would be put on rural amenities where there may be a lack of capacity, however, conversely, this may provide a market for new businesses to thrive. Until this is implemented, however, there is likely to be an increase in road travel to nearby towns for residents to access basic amenities.

3.3 Conclusions on the impact of a higher housing requirement in the borough

Based on the above and other analysis, the Council has proposed to adopt Option 1, representing a housing requirement of 5000 new homes. This is due to there being fewer environmental impacts with Option 1 compared with the higher growth scenario of Option 2. It was considered that 4000 homes as assessed under the original option would be insufficient to meet the borough's housing needs.

The SA of the preferred spatial option is presented in section 4.4 of the SA Report. Following the above analysis, this section requires updating to reflect the requirement for 5000 new homes rather than 4000. A revised section 4.4 is presented below. It should be noted that the spatial distribution remains proportionally the same.

3.3.1 The Preferred Spatial Strategy

The preferred strategy for Ribble Valley is:

Key Statement DS1: Development Strategy

The majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the principal settlements of Clitheroe, Longridge and Whalley. Strategic employment opportunities will be promoted through the development of the Barrow Enterprise Site as a main location for employment, and the Samlesbury Enterprise Zone. New retail and leisure development will be directed towards the centres of Clitheroe, Longridge and Whalley.

In addition to the identified strategic site at Standen and the Borough's principal settlements, development will be allocated to defined settlements listed in this policy. In general, the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area. Specific allocations will be made through the preparation of a separate allocations DPD.

The defined settlements are:

Barrow	Downham	Mellor Brook	Sawley
Billington	Dunsop Bridge	Newton	Slaidburn
Bolton by Bowland	Gisburn	Osbaldeston	Tosside
Brockhall	Grindleton	Pendleton	Waddington
Calderstones	Holden	Read & Simonstone	West Bradford
Chatburn	Hurst Green	Ribchester	Wilpshire
Chipping	Langho	Rimington	Wiswell
Copster Green	Mellor	Sabden	Worston

In allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the scale, extent and form of development to be allocated under this policy. The relevant constraints are set out as part of the strategic framework included in this plan.

Development that has recognised regeneration benefits, is for identified local needs or satisfies neighbourhood planning legislation, will be considered in all the borough's settlements, including small-scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding-off of the built up area.

Through this strategy, development opportunities will be created for economic, social and environmental well-being and development for future generations.

In terms of how this looks from a purely housing numbers breakdown of residential development, the final proposed preferred option is as follows:

Area	Number of units (throughout plan period)	Percentage of total	Residual number to be provided following existing completions
CLITHEROE	2,065	34.18	230
STRATEGIC SITE (STANDEN)	1,040	17.20	1,040
LONGRIDGE	1,032	17.08	550
WHALLEY	463	7.66	215
OTHER SETTLEMENTS	1,440	23.84	732

Under this preferred option, the 1,440 units (732 residual) under the 'other settlements' will be considered where there are recognised regeneration benefits, development is for identified local needs or where the development satisfies neighbourhood planning legislation in locations where local communities would like to see further development taking place. Additional development in all of the other locations will also be considered under the same process.

Under the preferred strategy, it will continue to be possible to accommodate the minimum required level of land for economic development (9ha over the remainder of the plan period). It is considered that provision can be included within land at Standen to the south of Clitheroe to generate a mixed development opportunity as well as the opportunity to bring other sites forward to protect choice of locations. The existing site at Barrow Enterprise Park would continue in its role as the borough's principle strategic location for employment. The Government's recent announcement regarding the designation of an Enterprise Zone at Salmesbury, which includes land within both Ribble Valley and South Ribble will offer the potential to support and strengthen the economy. Through specialist investment it will provide an opportunity to develop further the economy of the Ribble Valley through service and supply chain growth and is recognised as a strategic site. Under the neighbourhood planning legislation, it would also be possible to bring forward land for economic development where there are demonstrable regeneration benefits and in locations where local communities would like to see development take place.

3.3.2 Appraisal of the Preferred Option

The main elements of the option comprise development in Clitheroe and at a new strategic site to the south of Clitheroe (Standen) the remainder would be focussed towards Longridge, Clitheroe and other settlements with a smaller amount in Whalley. Whilst a total of 2,065 new units are proposed for Clitheroe throughout the plan period, it should be noted that the majority of these have already been completed leaving a residual number of 230. The bulk of residual housing in the borough would be focussed in the strategic site. The relative sustainability merits and de-merits of a strategic site are covered in the appraisal of option D (of the SA Report). In summary the sustainability implications of this level of development in Clitheroe and the strategic site at Standen are:

- There is good access to services and public transport links in nearby Clitheroe, however, pressure is likely to be put on primary school places which would need to be found by new school developments, for example, as part of the Standen site.
- Access to sustainable transport links can help reduce private car use and hence adverse air and CO₂ emissions.
- There is access to open space in Clitheroe which can encourage the pursuit of healthier lifestyles.
- The strategic site provides an opportunity to create a development which can draw upon the existing amenities in Clitheroe whilst also providing an element of self-sustainability to avoid putting too much pressure on existing services.
- Given development would largely include a new extension to the town there are concerns about achieving cohesion between the new community and the existing.
- The option could bring employment opportunities to Clitheroe being well-placed to benefit from this given the existing employment infrastructure present.
- It would reduce the distance to travel to work by putting homes and jobs closer together in Clitheroe and within the strategic site itself.
- Growth would benefit retail in Clitheroe and it is a significant source of employment at present.
- Focussing 17.2% of growth in an extension to Clitheroe would result in development avoiding the AONB (although may be visible from it) and statutory nature conservation designations.

- However, this large development on greenfield land would affect the local landscape around the town and may affect views from the AONB. A landscape site visit in November 2012 confirmed that the Standen site (and similarly an increase in development around Clitheroe) would affect the local landscape and would be visible from particular locations within the AONB, particularly during the construction phase. The setting of the AONB could therefore potentially be affected at this stage of development. However, through careful mitigation and design of any proposed masterplan, the effects on the setting and views from the AONB would become insignificant in the long term. It is, therefore, essential that the masterplan for the site is developed very carefully and a number of recommendations were made to encourage this in the SA Addendum Report of 25 March 2013 - 006-UA003663-UE31-01-F.
- Similarly, the cumulative development at Clitheroe and the strategic site would, as with all Greenfield development, give rise to a possibility of ground water pollution, increased surface run-off risk and it represents a less sustainable use of land. Similarly, there may be localised effects on biodiversity and green infrastructure resources. However, through careful environmental design and masterplanning it should be possible to minimise the extent of these effects over time.
- New developments on a large scale such as at Clitheroe have potential to utilise a high degree of sustainable construction methods, energy efficiency and potentially renewable energy sources such as CHP or district heating schemes.
- The AQMA in Clitheroe may be put under pressure if traffic is routed through the town centre based on a combined increase in new homes of 3,105 throughout the plan period between Clitheroe and Standen.
- Traffic associated with the strategic site is likely to generate additional movements on the strategic highway network that may extend outside the borough. It may attract/generate trips into neighbouring areas such as Preston and Blackburn which could put pressure on the existing network.

The strategic site is also supplemented by development within Clitheroe itself (2,065 units, or 230 residual units). This would benefit from the proximity to services, jobs and transport infrastructure already present in the town.

Nonetheless, despite the possibility of a cumulative increase in environmental impacts, of all the settlements in the Borough, Clitheroe has the greatest potential to absorb a greater amount of housing due to its existing size and range of amenities, jobs and infrastructure. There is also the potential to minimise the adverse effects through mitigation and careful design and seek to provide opportunities such as implementing a high degree of sustainable design, sustainable transport and waste collection systems, energy/water efficiency and community heating/energy schemes.

17.08% of housing growth is also proposed in Longridge (1,032 units, or 550 residual units) and a further 7.66% in Whalley (463 units, or 215 residual units). There is good access to services and public transport links in Longridge and Whalley and the centre of Longridge offers a number of amenities and basic services including a secondary school. The option could bring employment opportunities to Whalley and Longridge with the latter being well-placed to benefit from this given the existing employment infrastructure present e.g. at the Shay Lane industrial estate.

Longridge has fewer environmental constraints than some of the other settlements and has a good range of amenities and employment opportunities. However, additional secondary school capacity would be required. Longridge is potentially more outward looking given its location on the boundary of the borough. It is not clear if the economic benefits created there would all be realised within Ribble Valley. Infrastructure development here would need cohesive support from Ribble Valley and Preston councils. There may be greater opportunity for brownfield development in Longridge.

There are acknowledged traffic congestion issues in Whalley at present and a lack of school places. However, it is not considered that an additional 215 units over the remaining plan period would have a significant cumulative effect upon this. The option as a whole largely avoids floodplain although there is

some uncertainty over whether it would be avoided in Whalley so site specific investigations would be required and Environment Agency guidance followed. Further studies into the potential effects on traffic would be required at the site allocations stage.

23.84% of total growth is directed to other settlements (1,440 units, or 732 residual units). It is predicted that this may help to meet rural housing needs and secure services in those areas depending upon local needs, wants and regeneration requirements. This could help to improve the viability of rural businesses. However, this degree of development may have a more noticeable effect on the character of some smaller settlements and their surrounding landscapes. The policy framework in the Core Strategy would provide significant protection to the natural environment and through careful selection of sites and villages which would be better able to accommodate development, it may be possible to limit the extent of adverse effects. There may be a small amount of cumulative erosion to landscape character although this would be heavily controlled within the most sensitive areas of the AONB.

There are good public transport links in Clitheroe, Whalley and to a lesser extent in Longridge thereby helping to reduce private car use and hence adverse air and CO₂ emissions. Also, including a spread of rural development can encourage rural service viability thereby reducing the need to travel longer distances for essential services. Additional criteria are also referenced with regard to development in other settlements which also considers the need to protect the local character, environment and built heritage.

It is not possible to say that heritage constraints will be avoided with any certainty at this scale although none of the proposals appear to coincide directly with any areas designated for strategic heritage value.

Employment land would also be directed towards the Salmesbury Enterprise Zone and existing Barrow Enterprise Site. Barrow Enterprise Park would continue its role as the borough's principle strategic location for employment. An Enterprise Zone at Salmesbury, which includes land within both Ribble Valley and South Ribble will offer the potential to support and strengthen the economy. Through specialist investment it will provide an opportunity to develop further the economy of the Ribble Valley through service and supply chain growth and is recognised as a strategic site. There are no significant strategic environmental constraints within the area of the Enterprise Zone located within Ribble Valley District although may result in a loss of Greenbelt land within South Ribble District.

HRA OF ALTERNATIVE HOUSING FIGURES OPTIONS

The original HRA Screening Report concluded that the Core Strategy is unlikely to have any significant effects on the European Sites identified, either alone or in-combination with other plans or projects.

The provision of an additional 1000 homes under Option 1 or an additional 1600 homes under Option 2, over the 20 year plan period increases the likelihood of development risk to these sites compared with the 4000 homes total. However, the supporting policies provided in the Core Strategy remain and are considered strong enough to prevent any development occurring which may result in an actual likely significant effect on a European Site. Notably the embedded mitigation provisions of the following policies would be in place:

- **DMG1: General Considerations** Including provisions that new development must not adversely affect the integrity of any designated European Site of nature conservation (ie Special Areas of Conservation and Special Protection Areas) either alone or in combination with other plans or projects.
- **EN4: Biodiversity and Geodiversity** Including provisions that development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated for. With respect to sites designated through European legislation the Authority will be bound by the provisions of the relevant Habitats Directives and Regulations.
- **DME3: Site And Species Protection And Conservation** Including provisions that development proposals that are likely to adversely affect European Sites will not be granted planning permission. Exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts.
- **DME6: Water Management** Including provisions for the careful management of drainage, water pollution and run-off.

The locations for development are the same as those previously assessed and consequently are not considered to be in locations of risk to a European Site and, with the provision of the aforementioned mitigation, would not give rise to an impact linkage being created.

It is concluded that it should still be possible, with the implementation of the embedded policy mitigation described in the HRA Screening Report, to ensure that significant effects on European Sites are avoided, either alone or in combination with other plans or projects, with the higher housing development figures proposed under these options.

Appendix A

SA Matrices

Option 1 – 5000 New Homes

Option 1 – 5000 New Homes					
Key aspects of the option: The majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the main urban areas of the borough including Longridge, Clitheroe and Whalley. Strategic employment opportunities will be promoted through the development of the Barrow Enterprise Site as a main location for employment, the strategic site and the Samlesbury Enterprise Zone. 23% of development will be for local needs in other settlements. The Council will ensure that, when considering development proposals, their approach reflects the presumption in favour of sustainable development contained within the NPPF and the development improves the economic, social and environmental conditions within the area.					
SA Objectives	Impact	What does this option do that is beneficial to the SA topics? Who/Where will benefit?	What does this option do that could detract from achieving the topics? Who/Where will be affected?	Is there anything that this option does not do which perhaps it should – e.g. any current issues which it doesn't address? Who/Where is missed out?	Could any of the adverse effects be mitigated easily? Could it be enhanced?
To reduce crime, disorder and fear of crime	0	The option promotes significant development on a new site near Clitheroe – the remainder would be focussed towards Longridge, with a small amount in Whalley, Clitheroe and other settlements. There is good access to services and public transport links in Clitheroe, Longridge and Whalley. Clitheroe offers major retail, leisure opportunities and basic services. The centre of Longridge offers a number of amenities and basic services. There are also secondary schools and a number of primary schools in Clitheroe and Longridge. There is access to open space in Clitheroe and Longridge which can encourage the pursuit of healthier lifestyles. The strategic site provides an opportunity to create a development which can draw upon the existing amenities in Clitheroe whilst also providing an element of self-sustainability. 23% of growth in other settlements may help to meet rural housing needs and secure services in those areas depending upon local needs, wants and regeneration requirements. The option is unlikely to have a significant impact on crime levels although there is some uncertainty regarding this. The aims of the option to ensure that the consideration of development proposals reflects the NPPF principle of presumption in favour of sustainable development provides a strong commitment to ensuring that social issues within the borough are positively contributed to. The larger quantum of growth under this option would help to provide for housing needs even more than the previously assessed preferred option.	The levels of growth at the strategic site near Clitheroe are substantial, combined with 2065 new homes in Clitheroe itself – an increase of 365 over the previously assessed preferred option. There is some uncertainty over whether this could put too much pressure on local services and it will be essential for the site to contain some element of self-sufficiency. There will be a long-term shortage of primary school places in Clitheroe, Whalley and the new Standen expansion and a shortage of secondary places in Longridge, Whalley and the Standen Estate. Given development would largely include a new extension to the town there are concerns about achieving cohesion between the new community and the existing. There is potential to put local health and education services under greater pressure given the increased quantum of growth. This may also lead to pressure on accessible greenspace as a result of higher housing densities.	-	Given the size of the Clitheroe extension, this development would need an appropriate degree of self-sustenance in terms of local amenities, open space, services and public transport links. Good sustainable transport access (walking/cycling routes and public transport) to the Clitheroe amenities and transport hub would be essential. A masterplan for the site should be created to enable a more strategic level of control by the council over what is developed. New schools, GPs and dentist infrastructure should be provided to accommodate growth as part of new development, notably in the Standen Estate.
To improve levels of educational attainment for all age groups and all sectors of society	+/- I S-M-T,R,C				
To improve physical and mental health for all and reduce health inequalities	+ I S-M-T,R,C				
To increase the availability of quality affordable housing and social and sheltered accommodation in areas most at need	++ D S-M-T,R,C				
To protect and enhance community spirit and cohesion	+/- I S-M-T,R,C				
To improve access to basic goods, services and amenities for all groups	+/- D S-T,R,C ++ D M-L-T,R,C				
To encourage sustainable economic growth and business development across the Borough	++ D S-M-T,R,C	The option could bring employment opportunities to Whalley, Clitheroe and Longridge with the latter settlements being well-placed to benefit from this given the existing employment infrastructure present. Peak Zone A Rental data for these towns has increased faster than the Lancashire average in recent years. Employment deprivation is highest in the wards of Clitheroe,	It is not possible to say whether jobs would benefit local people or be taken by people from outside the area. Longridge is potentially more outward looking given its location on the boundary of the borough. It is not clear if the economic benefits created there would all be realised within Ribble Valley, especially given the higher quantum of	-	Supporting policy on training and retention in new business opportunities would help. Infrastructure development in Longridge would need cohesive support from Ribble Valley and Preston councils. Broadband access is limited in rural areas. This would need to be improved to help support business development.
To develop the skills and training needed to establish and maintain a healthy labour market	+ I S-M-T,R,C				
To encourage economic inclusion	+ I S-M-T,R,C				

Option 1 – 5000 New Homes					
Key aspects of the option: The majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the main urban areas of the borough including Longridge, Clitheroe and Whalley. Strategic employment opportunities will be promoted through the development of the Barrow Enterprise Site as a main location for employment, the strategic site and the Samlesbury Enterprise Zone. 23% of development will be for local needs in other settlements.					
The Council will ensure that, when considering development proposals, their approach reflects the presumption in favour of sustainable development contained within the NPPF and the development improves the economic, social and environmental conditions within the area.					
SA Objectives	Impact	What does this option do that is beneficial to the SA topics? Who/Where will benefit?	What does this option do that could detract from achieving the topics? Who/Where will be affected?	Is there anything that this option does not do which perhaps it should – e.g. any current issues which it doesn't address? Who/Where is missed out?	Could any of the adverse effects be mitigated easily? Could it be enhanced?
To strengthen the economic base of market towns	++ I S-M-T,R,C	Whalley and Langho. Development in Clitheroe and Whalley should benefit these areas. It would reduce the distance to travel to work by putting homes and jobs closer together in Clitheroe and Longridge. Clitheroe also contains some of the more economically deprived parts of the borough. The strategic site would also include some employment provision. Growth would benefit retail in Clitheroe and Longridge. Employment opportunities are greatest in Clitheroe and Longridge including at the Shay Lane industrial estate in Longridge. Transport connections are strongest in Clitheroe and Whalley. Employment land would also be directed towards the Samlesbury Enterprise Zone and existing Barrow Enterprise Site. The 23% provision for other settlements could help to improve viability of rural services and businesses especially with the higher quantum of growth proposed in these areas (1440 units over 20 years). The aims of the option to ensure that the consideration of development proposals reflects the NPPF principle of presumption in favour of sustainable development provides a strong commitment to ensuring contribution to sustainable economic growth.	growth proposed under this option. Infrastructure development here would need cohesive support from Ribbles Valley and Preston councils. Significant expansion in Clitheroe may reduce its visual appeal thereby potentially affecting the tourism industry, although this is uncertain.		
To encourage rural regeneration and diversification	++ I S-M-T,R,C				
To develop and market the Borough as a place to live, work, do business and visit.	+ I S-M-T,R,C				
To protect and enhance biodiversity	-/0 D/I S-L-T,I,C	Focussing a 41% of growth in an extension to Clitheroe would result in development avoiding the AONB (although may be visible from it) and statutory nature conservation designations. There may be greater opportunity for brownfield development in Longridge. It is not possible to say that heritage constraints will be avoided with any certainty at this scale. There are good public transport links in Clitheroe, Whalley and to a lesser extent in Longridge thereby helping to reduce private car use and hence adverse air and CO ₂ emissions. Also, including a spread of rural development can encourage rural service viability thereby reducing the need to travel longer distances for essential services. The option largely avoids floodplain although there is some uncertainty regarding Whalley (although a smaller risk than Options 1, 2 and 3).	The strategic site would be developed on a large area of greenfield land. The development of an extension to Clitheroe on greenfield land would affect the local landscape around the town and may affect views from the AONB. Similarly, as with all Greenfield development, there is a possibility of ground water pollution, increased surface run-off risk and it represents a less sustainable use of land. Similarly, it is not possible to say if localised effects may occur to biodiversity and green infrastructure resources. The AQMA in Clitheroe may be put under pressure if traffic is routed through the town centre. Traffic associated with the strategic site is likely to generate additional movements on the strategic highway network that may extend outside the borough. It may attract/generate trips	-	A strong policy framework is required to protect environmental, landscape and heritage features at the micro-scale, especially in rural areas associated with the AONB. The framework proposed does this and should help to minimise the adverse effects of the increased quantum of growth. This would also include strong design policies, and include where large areas of growth are proposed such as in Clitheroe. More direction is required in this option to maximise benefits where they are required and minimise adverse effects. More details should be provided in terms of sustainable design principles for the strategic site. The line of a roman road passes through the strategic site. It would be beneficial to incorporate the line of this into the design where possible and undertake an appropriate
To protect and enhance the borough's landscape and townscape character and quality	- D S-L-T,I,C				
To protect and enhance the cultural heritage resource	?				
To protect and enhance the quality of water features and resources	-/? D S-L-T,I,C				
To guard against land contamination and encourage the appropriate re-use of brownfield sites within the urban boundary	-/? D S-L-T,I,C				
To limit and adapt to climate change	?				
To protect and improve air quality	-/? D S-L-T,I,C				

	Option 1 – 5000 New Homes				
	Key aspects of the option: The majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the main urban areas of the borough including Longridge, Clitheroe and Whalley. Strategic employment opportunities will be promoted through the development of the Barrow Enterprise Site as a main location for employment, the strategic site and the Samesbury Enterprise Zone. 23% of development will be for local needs in other settlements. The Council will ensure that, when considering development proposals, their approach reflects the presumption in favour of sustainable development contained within the NPPF and the development improves the economic, social and environmental conditions within the area.				
SA Objectives	Impact	What does this option do that is beneficial to the SA topics? Who/Where will benefit?	What does this option do that could detract from achieving the topics? Who/Where will be affected?	Is there anything that this option does not do which perhaps it should – e.g. any current issues which it doesn't address? Who/Where is missed out?	Could any of the adverse effects be mitigated easily? Could it be enhanced?
To increase energy efficiency and require the use of renewable energy sources	?	New developments on a large scale such as at Clitheroe have potential to utilise a high degree of sustainable construction methods, energy efficiency and potentially renewable energy sources such as CHP or district heating schemes. It can be easier to develop recycling schemes in urban areas. The aims of the option to ensure that the consideration of development proposals reflects the NPPF principle of presumption in favour of sustainable development provides a strong commitment to ensuring the protection and enhancement of the natural and built environment.	into neighbouring areas such as Preston and Blackburn which could put pressure on the existing network. The higher quantum of growth proposed under this option is likely to exacerbate many of the impacts, in particular cumulative and synergistic effects.		heritage study. Alleviating potential traffic congestion would be an important aspect for this option. This could include local highways infrastructure improvements, multiple access points and provision of effective public/sustainable transport linkages. The need to protect the local character, environment and built heritage of rural areas is particularly important given the increased level of housing growth proposed.
To ensure sustainable use of natural resources	?				
To minimise waste, increase re-use and recycling	?				
To promote the use of more sustainable modes of transport	+ D M-L- T,I,C				

Option 2 – 5600 New Homes

Option 2 – 5600 New Homes					
<p>Key aspects of the option: The majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the main urban areas of the borough including Longridge, Clitheroe and Whalley. Strategic employment opportunities will be promoted through the development of the Barrow Enterprise Site as a main location for employment, the strategic site and the Samlesbury Enterprise Zone. 23% of development will be for local needs in other settlements.</p> <p>The Council will ensure that, when considering development proposals, their approach reflects the presumption in favour of sustainable development contained within the NPPF and the development improves the economic, social and environmental conditions within the area.</p>					
SA Objectives	Impact	What does this option do that is beneficial to the SA topics? Who/Where will benefit?	What does this option do that could detract from achieving the topics? Who/Where will be affected?	Is there anything that this option does not do which perhaps it should – e.g. any current issues which it doesn't address? Who/Where is missed out?	Could any of the adverse effects be mitigated easily? Could it be enhanced?
To reduce crime, disorder and fear of crime	0	<p>The option promotes significant development on a new site near Clitheroe – the remainder would be focussed towards Longridge, with a small amount in Whalley, Clitheroe and other settlements. There is good access to services and public transport links in Clitheroe, Longridge and Whalley. Clitheroe offers major retail, leisure opportunities and basic services. The centre of Longridge offers a number of amenities and basic services. There are also secondary schools and a number of primary schools in Clitheroe and Longridge.</p> <p>There is access to open space in Clitheroe and Longridge which can encourage the pursuit of healthier lifestyles.</p> <p>The strategic site provides an opportunity to create a development which can draw upon the existing amenities in Clitheroe whilst also providing an element of self-sustainability. 23% of growth in other settlements may help to meet rural housing needs and secure services in those areas depending upon local needs, wants and regeneration requirements.</p> <p>The option is unlikely to have a significant impact on crime levels although there is some uncertainty regarding this.</p> <p>The aims of the option to ensure that the consideration of development proposals reflects the NPPF principle of presumption in favour of sustainable development provides a strong commitment to ensuring that social issues within the borough are positively contributed to. The much larger quantum of growth under this option would help to provide for housing needs even more than the previously assessed options.</p>	<p>The levels of growth at the strategic site near Clitheroe are substantial, combined with 2320 new homes in Clitheroe itself – an increase of 650 over the previously assessed preferred option. There is some uncertainty over whether this could put too much pressure on local services and it will be essential for the site to contain some element of self-sufficiency. There will be a shortage of primary school places in Clitheroe, Whalley and the new Standen expansion and a shortage of secondary places in Longridge, Whalley and the Standen Estate. Given development would largely include a new extension to the town there are concerns about achieving cohesion between the new community and the existing.</p> <p>There is potential to put local health and education services under greater pressure given the greatly increased quantum of growth. This may also lead to pressure on accessible greenspace as a result of higher housing densities.</p>	-	<p>Given the size of the Clitheroe extension, this development would need an appropriate degree of self-sustenance in terms of local amenities, open space, services and public transport links. Good sustainable transport access (walking/cycling routes and public transport) to the Clitheroe amenities and transport hub would be essential.</p> <p>A masterplan for the site should be created to enable a more strategic level of control by the council over what is developed. New schools, GPs and dentist infrastructure should be provided to accommodate growth as part of new development, notably in the Standen Estate.</p>
To improve levels of educational attainment for all age groups and all sectors of society	+/- I S-M-T,R,C				
To improve physical and mental health for all and reduce health inequalities	+ I S-M-T,R,C				
To increase the availability of quality affordable housing and social and sheltered accommodation in areas most at need	++ D S-M-T,R,C				
To protect and enhance community spirit and cohesion	+/- I S-M-T,R,C				
To improve access to basic goods, services and amenities for all groups	+/- D S-T,R,C ++ D M-L-T,R,C				
To encourage sustainable economic growth and business development across the Borough	++ D S-M-T,R,C	<p>The option could bring employment opportunities to Whalley, Clitheroe and Longridge with the latter settlements being well-placed to benefit from this given the existing employment infrastructure present. Peak Zone A Rental data for these towns has increased faster than the Lancashire average in recent years. Employment deprivation is highest in the wards of Clitheroe, Whalley and Langho. Development in Clitheroe and Whalley should benefit these areas.</p>	-	<p>Supporting policy on training and retention in new business opportunities would help. Infrastructure development in Longridge would need cohesive support from Ribble Valley and Preston councils. Broadband access is limited in rural areas. This would need to be improved to help support business development.</p>	
To develop the skills and training needed to establish and maintain a healthy labour market	+ I S-M-T,R,C				
To encourage economic inclusion	+ I S-M-T,R,C				
To strengthen the economic base of market towns	++ I S-M-T,R,C				

Option 2 – 5600 New Homes					
Key aspects of the option: The majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the main urban areas of the borough including Longridge, Clitheroe and Whalley. Strategic employment opportunities will be promoted through the development of the Barrow Enterprise Site as a main location for employment, the strategic site and the Samlesbury Enterprise Zone. 23% of development will be for local needs in other settlements.					
The Council will ensure that, when considering development proposals, their approach reflects the presumption in favour of sustainable development contained within the NPPF and the development improves the economic, social and environmental conditions within the area.					
SA Objectives	Impact	What does this option do that is beneficial to the SA topics? Who/Where will benefit?	What does this option do that could detract from achieving the topics? Who/Where will be affected?	Is there anything that this option does not do which perhaps it should – e.g. any current issues which it doesn't address? Who/Where is missed out?	Could any of the adverse effects be mitigated easily? Could it be enhanced?
To encourage rural regeneration and diversification	++ I S-M-T,R,C	It would reduce the distance to travel to work by putting homes and jobs closer together in Clitheroe and Longridge. Clitheroe also contains some of the more economically deprived parts of the borough. The strategic site would also include some employment provision. Growth would benefit retail in Clitheroe and Longridge. Employment opportunities are greatest in Clitheroe and Longridge including at the Shay Lane industrial estate in Longridge. Transport connections are strongest in Clitheroe and Whalley. Employment land would also be directed towards the Samlesbury Enterprise Zone and existing Barrow Enterprise Site. The 23% provision for other settlements could help to improve viability of rural services and businesses especially with the higher quantum of growth proposed in these areas (1600 units over 20 years). The aims of the option to ensure that the consideration of development proposals reflects the NPPF principle of presumption in favour of sustainable development provides a strong commitment to ensuring contribution to sustainable economic growth.	cohesive support from Ribble Valley and Preston councils. Significant expansion in Clitheroe may reduce its visual appeal thereby potentially affecting the tourism industry, although this is uncertain.		
To develop and market the Borough as a place to live, work, do business and visit.	+ I S-M-T,R,C				
To protect and enhance biodiversity	-/0 D/I S-L-T,I,C	Focussing a 41% of growth in an extension to Clitheroe would result in development avoiding the AONB (although may be visible from it) and statutory nature conservation designations. There may be greater opportunity for brownfield development in Longridge. It is not possible to say that heritage constraints will be avoided with any certainty at this scale. There are good public transport links in Clitheroe, Whalley and to a lesser extent in Longridge thereby helping to reduce private car use and hence adverse air and CO ₂ emissions. Also, including a spread of rural development can encourage rural service viability thereby reducing the need to travel longer distances for essential services. The option largely avoids floodplain although there is some uncertainty regarding Whalley (although a smaller risk than Options 1, 2 and 3). New developments on a large scale such as at Clitheroe have potential to utilise a high degree of sustainable construction methods, energy efficiency and potentially renewable energy sources such as CHP or district heating schemes.	The strategic site would be developed on a large area of greenfield land. The development of an extension to Clitheroe on greenfield land would affect the local landscape around the town and may affect views from the AONB. This would be added to by the larger amount of development that would be required in Clitheroe itself. Similarly, as with all Greenfield development, there is a possibility of ground water pollution, increased surface run-off risk and it represents a less sustainable use of land. Similarly, it is not possible to say if localised effects may occur to biodiversity and green infrastructure resources. The AQMA in Clitheroe may be put under pressure if traffic is routed through the town centre, particularly due to the larger amount of growth proposed under this option. Traffic associated with the strategic site is likely to generate additional movements on the strategic highway network that may extend outside the borough. It may attract/generate trips into neighbouring areas such as Preston and Blackburn which could put pressure on the	-	A strong policy framework is required to protect environmental, landscape and heritage features at the micro-scale, especially in rural areas associated with the AONB. The framework proposed does this and should help to minimise the adverse effects of the increased quantum of growth. This would also include strong design policies, and include where large areas of growth are proposed such as in Clitheroe. More direction is required in this option to maximise benefits where they are required and minimise adverse effects. More details should be provided in terms of sustainable design principles for the strategic site. The line of a roman road passes through the strategic site. It would be beneficial to incorporate the line of this into the design where possible and undertake an appropriate heritage study. Alleviating potential traffic congestion would be an important aspect for this option. This could include local highways infrastructure improvements, multiple
To protect and enhance the borough's landscape and townscape character and quality	- - D S-L-T,I,C				
To protect and enhance the cultural heritage resource	?				
To protect and enhance the quality of water features and resources	-/? D S-L-T,I,C				
To guard against land contamination and encourage the appropriate re-use of brownfield sites within the urban boundary	-/? D S-L-T,I,C				
To limit and adapt to climate change	?				
To protect and improve air quality	-/? D S-L-T,I,C				
To increase energy efficiency and require the use of renewable energy sources	?				
To ensure sustainable use of natural resources	?				

Option 2 – 5600 New Homes					
Key aspects of the option: The majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the main urban areas of the borough including Longridge, Clitheroe and Whalley. Strategic employment opportunities will be promoted through the development of the Barrow Enterprise Site as a main location for employment, the strategic site and the Samesbury Enterprise Zone. 23% of development will be for local needs in other settlements. The Council will ensure that, when considering development proposals, their approach reflects the presumption in favour of sustainable development contained within the NPPF and the development improves the economic, social and environmental conditions within the area.					
SA Objectives	Impact	What does this option do that is beneficial to the SA topics? Who/Where will benefit?	What does this option do that could detract from achieving the topics? Who/Where will be affected?	Is there anything that this option does not do which perhaps it should – e.g. any current issues which it doesn't address? Who/Where is missed out?	Could any of the adverse effects be mitigated easily? Could it be enhanced?
To minimise waste, increase re-use and recycling	?	sources such as CHP or district heating schemes. It can be easier to develop recycling schemes in urban areas.	Blackburn which could put pressure on the existing network.		infrastructure improvements, multiple access points and provision of effective public/sustainable transport linkages.
To promote the use of more sustainable modes of transport	+/- D M-L-T,I,C	The aims of the option to ensure that the consideration of development proposals reflects the NPPF principle of presumption in favour of sustainable development provides a strong commitment to ensuring the protection and enhancement of the natural and built environment.	The much higher quantum of growth proposed under this option is likely to exacerbate many of the impacts, in particular cumulative and synergistic effects and in particular in Clitheroe and rural areas. There is potential for cumulative erosion of rural character.		The need to protect the local character, environment and built heritage of rural areas is particularly important given the increased level of housing growth proposed.

Key for tables above:

Major Positive Impact	The option strongly supports the achievement of the SA Objective.	++
Positive Impact	This option contributes partially to the achievement of the SA Objective but not completely.	+
Neutral/ No Impact	There is no clear relationship between the option and/or the achievement of the SA Objective or the relationship is negligible.	0
Positive and negative outcomes	The option has a combination of both positive and negative contributions to the achievement of the SA Objective.	+/-
Uncertain outcome	It is not possible to determine the nature of the impact as there may be too many external factors that would influence the appraisal or the impact may depend heavily upon implementation at the local level. More information is required to assess the impacts.	?
Negative Impact	The option is partially detrimental to the achievement of the SA Objective.	-
Major Negative Impact	The option strongly detracts from the achievement of the SA Objective.	--

L-T	Effects likely to arise in 10-25 years of Core Strategy implementation
M-T	Effects likely to arise in 5-10 years of Core Strategy implementation
S-T	Effects likely to arise in 0-5 years of Core Strategy implementation
D	Direct effects.
I	Indirect effects.
R	Effects are reversible
IR	Effects are irreversible
H/M/L	High, medium or low certainty of prediction
C	Potential to have cumulative effect with other proposals or plans on this objective