

RIBBLE VALLEY



DISTRICTWIDE LOCAL PLAN

Adopted June 1998

PRELUDE

THE RIBBLE VALLEY ITS CHARACTER AND REGIONAL SETTING

Ribble Valley Borough is situated in north east Lancashire, and with an area of 226 square miles is the largest district in the County.

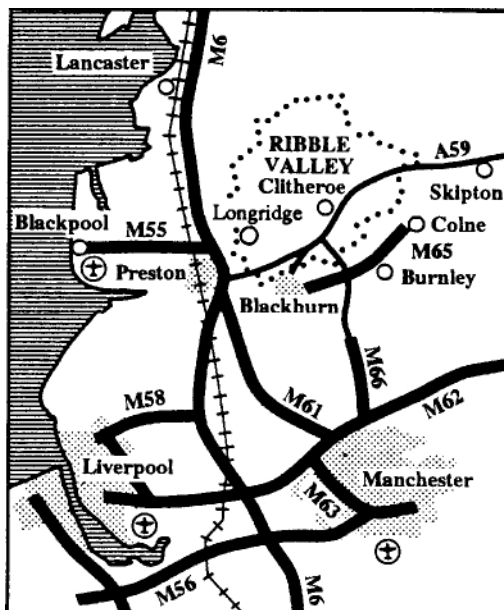
Over seventy percent of the Borough is in the Forest of Bowland area of outstanding natural beauty, a clear reflection of the landscape quality of the area.

The Borough has a population of around 52,000 with Clitheroe, the main administrative centre having 13,200 inhabitants. Clitheroe lies at the heart of the Borough, whilst Longridge, the other main town, lies in the west. Longridge has a population of approximately 7,500. The remainder of the area is mainly rural with a number of villages ranging in size from large villages such as Whalley, Sabden, and Chatburn through to small hamlets such as Great Mitton and Paythorne.

The Borough has a mixed economy with good employment opportunities and a consistently low rate of unemployment. Given the rural nature of the area it is not surprising that agriculture is a primary employer throughout the District. Large manufacturing activity is represented by major national and multi-national companies such as ICI, 3M, Castle Cement and British Aerospace.

The Ribble Valley has excellent communications which open up the area to the rest of the country. The A59 trunk road, a main artery from the west coast through to the east dissects the Borough, and links to the M6. Main line rail services are available from Preston, which is only 30 minutes from Clitheroe. In addition Manchester Airport is only 60 minutes away from Clitheroe and provides links to over 200 destinations worldwide.

Figure 1 shows the Borough in its Regional context.



CONTENTS

	PAGE NO:
1. INTRODUCTION	3
2. AIMS AND OBJECTIVES	6
3. GENERAL POLICIES	9
4. ENVIRONMENT	20
5. HOUSING	40
6. INDUSTRY/EMPLOYMENT	59
7. RECREATION AND TOURISM	66
8. TRANSPORT AND MOBILITY	82
9. SHOPPING	91
10. AREA POLICIES	102
11. MINERALS AND WASTE	106
12. MONITORING AND REVIEW	107
13. FINANCIAL IMPLICATIONS	108
GLOSSARY OF TERMS	109
APPENDICES	116

RIBBLE VALLEY DISTRICTWIDE LOCAL PLAN 1.

INTRODUCTION

1.1 The Purpose of the Plan

- 1.1.1 The Districtwide Local Plan is a Statutory Document. It is prepared under Part 2 of the Town and Country Planning Act 1990. The plan replaced all existing local plans in force in the Borough. These were:

Clitheroe Local Plan Review, Adopted 1992;

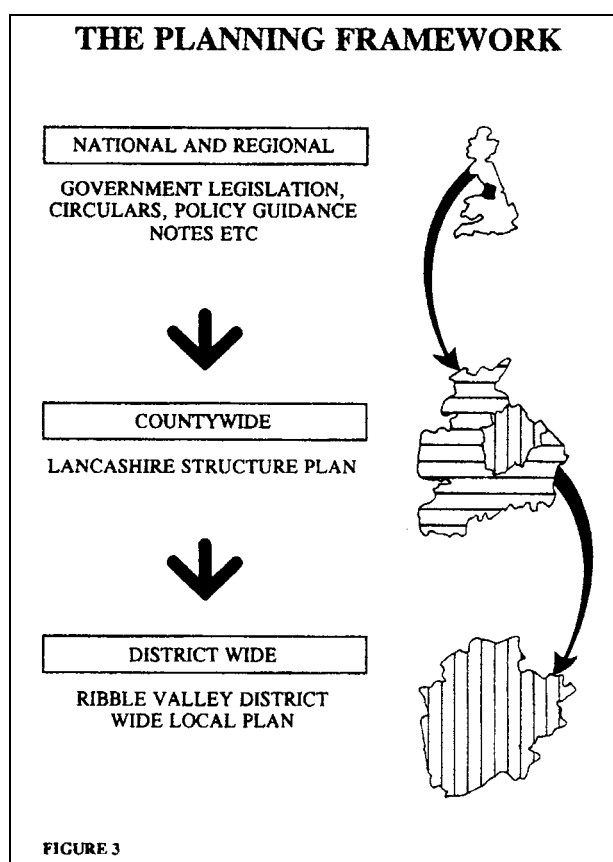
Southern Fringe Local Plan, Adopted 1990;

Longridge Local Plan, Adopted 1987; and

Burnley District Local Plan, Adopted (as it relates to Simonstone) 1985.

- 1.1.2 The remainder of the Borough was previously covered by the Rural Areas Local Plan Interim Settlement Strategy. This was a document approved by this Council for development control purposes pending the production of a formal local plan. The Districtwide Local Plan has replaced that document, and is used in the rural areas to guide and control development.

- 1.1.3 Figure 3 shows the plan in relation to national and countywide policies.



1.2 The Timescale of the Plan

- 1.2.1 The Districtwide Local Plan has a proposed life-span of fifteen years. The base date for the local plan has been chosen as Mid 1991. This provides a good statistical base using the 1991 census. This means that figures included in this document will take some completed developments and existing developments into account.
- 1.2.2 This local plan is programmed to run until mid 2006. This will match the timescale of the Lancashire Structure Plan review 1991 - 2006. This was adopted in February 1997.

1.3 Conformity to the Lancashire Structure Plan

- 1.3.1 Planning legislation requires local plans to be prepared in general conformity to the structure plan. This plan has been produced to conform to the policies of the Structure Plan.

1.4 The Local Plan Consultation Process

- 1.4.1 Because the local plan forms the statutory basis for decision making in the Borough it is important that local people and organisations are given the opportunity to participate in its preparation.
- 1.4.2 There have been opportunities for people to make their views known as the plan progresses. These did lead to changes being made to the plan.

1.5 The Consultation Process

- 1.5.1 The main stages of consultation are shown in Figure 4. As can be seen the plan must pass through a number of clearly defined phases.

- (i) Pre Deposit Consultation.

The regulations do not require that a pre-deposit version of the plan is produced. However, in view of the importance of the document and the usefulness of informed debate on the issues raised, the Borough Council produced a pre-deposit version of the plan to allow for as full a consultation exercise as possible.

The Local Plan was made available for public comment between 27 January 1994 and 22 April 1994. Publicity undertaken included:

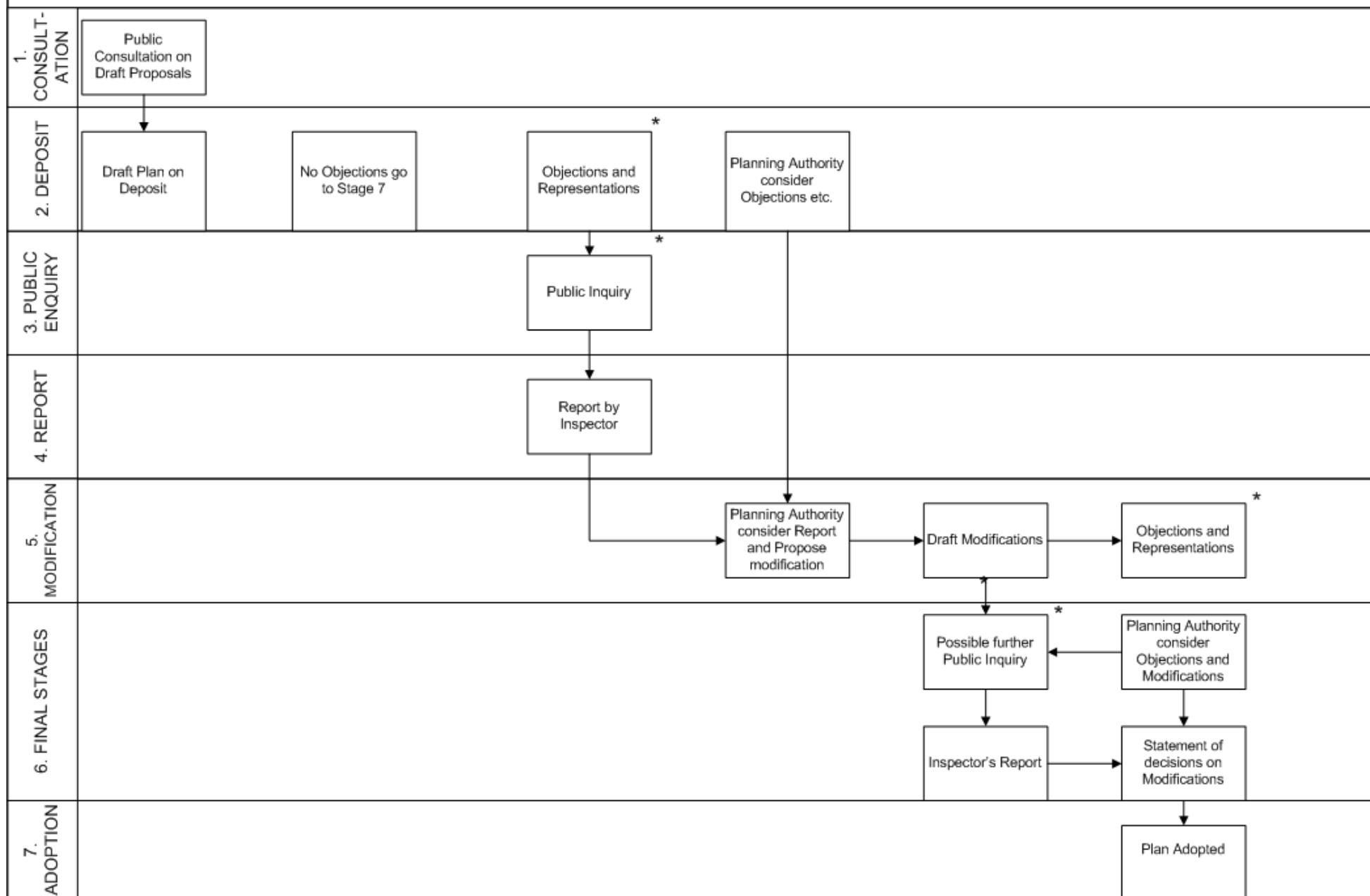
- a series of meetings with parish/town councils;
- a half page advert explaining the plan was placed in the Clitheroe Advertiser. A full page advert also appeared in the Longridge News;
- statutory notices were placed in all local newspapers;
- the plan could be bought or borrowed for a small deposit;
- copies of the plan were circulated to all statutory consultees and local interest groups;
- a notice referring to the plan and consultation procedures was included with all council tax bills.

The publicity into the plan exceeded the standard set out in government guidance. The level of responses received is an indication of the success of this exercise.

A total of 272 representations were received. These were submitted by a wide range of people and organisations. As a result of these comments and also changes to the Lancashire Structure Plan a number of modifications to the Districtwide Plan were made.

FIGURE 4. THE DEVELOPMENT PLAN PROCESS

* Shows where the public may get directly involved



(ii) Deposit Edition.

This is the final consultation edition of the plan. It is important that people or organisations that wish to comment do so at this stage.

The local plan cannot be put on deposit until the Council has sent a copy to Lancashire County Council, who must then supply a statement that the plan is, or is not in general conformity to the Lancashire Structure Plan. This must be returned within 28 days. A statement of non-conformity counts as an objection to the plan.

The formal deposit of the plan was accompanied by press adverts, formal consultations and exhibitions. The period for consultations was six weeks.

If any objections are received at this stage, which cannot be resolved through negotiations the objector has the right to appear at the Public Local Inquiry. An inquiry into this local plan was held between the 15 March 1996 and 24 April 1996. Following consideration of the objections received the independent inspector appointed by the Secretary of State suggested a series of modifications to the plan. The majority of these were accepted. Formal modifications were placed on deposit on the 19 June 1997. A second series of modifications was made available in February 1998.

Further details are available in the booklet "Development Plans - What you need to Know" which is available free of charge from the council offices.

1.6 The Format of the Local Plan

- 1.6.1 This local plan is presented in two main parts, the written statement and the proposals maps. The policies of the plan are given a reference number and are emphasised by a different typeface for ease of identification and clarity
- 1.6.2 The proposals map identifies policy areas on an ordnance survey base map. Policy numbers shown on the map correlate to those shown in the written statement.

