

Gladman Developments Ltd

**Outline Planning Application
for
Residential Development
on
Land at Henthorn Road, Clitheroe**

Supporting Planning Statement



August 2010

1 INTRODUCTION

Context

- 1.1.1 This Planning Statement forms part of the suite of documents submitted to Ribble Valley Borough Council by Gladman Developments in support of a planning application for **Outline Planning Permission for Residential Development** on land at Henthorn Road, Clitheroe, Lancashire. A site location Plan is contained at application plan pack (Document 2 – DWG NO. 20101-001-100).
- 1.1.2 The application has been screened for the purposes of Environmental Impact Assessment. By letter dated 20th July 2010, attached at Appendix A, Ribble Valley Borough Council has confirmed that the application is not EIA development.
- 1.1.3 This Planning Statement responds directly to the need identified at the local level to deliver, amongst other things, 2,900 additional homes in Ribble Valley up to 2021 (161 dwellings per year) which has increased to 194 for the period 2009-2014 due to undersupply since 2003. 30% of the housing proposed will be affordable housing.
- 1.1.4 The illustrative master plan (4370-P-02E) demonstrates how the site will deliver a high quality residential development in a sustainable location with associated, public open space, landscaping, community parkland/woodland. The planning application also provides a plethora of community benefits that will help sustain and build the community of Clitheroe.
- 1.1.5 The land which is the subject of this planning application is identified within the council's Strategic Housing land Availability Assessment and is regarded as *"Available within 0-5 years, Achievable and Deliverable"*. Details of the council's SHLAA assessment 2008 are attached at Appendix B.

The Application

- 1.1.6 This application seeks Outline Planning Permission with all matters reserved, save for that of access, for a residential development comprising:
- Up to 270 Dwellings
 - Highway and Associated Infrastructure Works, including Pedestrian and Cycle Links
 - Formal and Informal Public Open Space
 - Landscaping

1.1.7 The Application Documentation consists of the following:

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| 1 | Application Covering Letter Application Forms and Certificates | |
| 2 | Location Plan (including Application Red Edge) | Drawing Number 2010-001-100 |
| 3 | Topographical Survey | Drawing Numbers 2010-001-101 2010-001-102 |
| 4 | Development Framework Plan | Drawing Number 4370-P-01 Revision F |
| 5 | Illustrative Master Plan and supporting illustrative drawings | FPCR |
| 6 | Planning Statement | Gladman Developments Ltd |
| 7 | Statement of Community Involvement | Gladman Developments Ltd |
| 8 | Draft Section 106 Agreement | Gladman Developments Ltd |
| 9 | Design and Access Statement | FPCR |
| 10 | Transport Assessment Travel Plan | Ashley Helme Associates |
| 11 | Air Quality Report | Ashley Helme Associates |
| 12 | Ecological Report | FPCR |
| 13 | Arboricultural Report | FPCR |
| 14 | Phase 1 Site Investigation Report | Johnson Poole and Bloomer |
| 15 | Soil Resources and Agricultural Use & Quality | Land Research Associates |
| 16 | Flood Risk Assessment | Wardell Armstrong |
| 17 | Landscape and Visual Assessment | FPCR |
| 18 | Archaeological Assessment | Wardell Armstrong |
| 19 | Utilities and Infrastructure Report | Gladman Developments Ltd |
| 20 | Renewable Energy & Sustainable Resources Strategy Building for Life Evaluation | Gladman Developments Ltd |

1.1.8 The following section of this planning statement (Chapter 2) provides a brief description of the site and its surroundings. A more detailed description and analysis of the site and its surroundings is contained within the accompanying Design & Access Statement and Landscape & Visual Impact Assessment, both produced by FPCR.

- 1.1.9 Chapter 3 deals with planning policy and demonstrates how the proposals have been designed to achieve compliance with development plan policy.
- 1.1.10 Chapter 4 deals with other material considerations and demonstrates the level to which compliance is achieved with the national planning policy and guidance and further considers the now revoked RSS.
- 1.1.11 Thereafter Chapter 5 provides a planning assessment setting out the key arguments in favour of development to the south west and immediately adjoining Cliitheroe and further sets out the key benefits that arise as a result of the scheme.
- 1.1.12 Chapter 6 provides the key conclusions to this statement.

2 THE SITE & SURROUNDING AREA

2.1 Location

2.1.1 Clitheroe is the largest settlement within the Ribble Valley Borough. Clitheroe lies approximately 12km northwest of Burnley, 15km northeast of Blackburn, 25km north east of Preston and 44km east of Blackpool.

2.1.2 Clitheroe lies adjacent to the A59, with direct links to the M65 motorway, located approximately 12km to the south and to the M6 motorway, which lies approximately 20km to the southeast. The application site itself lies at the southwestern edge of the settlement of Clitheroe. The site area extends to approximately 15.70 hectares.

2.2 The Application Site

2.2.1 The site is currently used for agricultural purposes. No buildings exist on the site. Within the site there are three internal hedgerow field boundaries and a small number of hedgerow boundary trees and a small watercourse that emerges from a culvert into a small valley. The agricultural land is pastoral and currently utilised for grazing cows.

2.2.2 The perimeter site boundary comprises hedgerows, which run along the northwestern boundary. This is generally overgrown and contains a number of mature trees. Rear gardens of properties off Fairfield Drive abut the northern boundary of the site. To the south west agricultural and woodland land uses predominate within which Siddows Hall and Farm are located within woodland. The River Ribble adjoins part of the south western boundary to the south. The site is accessed via Henthorn Road. Beyond the site entrance to the south, approximately 1km away, there is a waste recycling facility, former industrial works, sewage works and landfill site.

2.2.3 Bordering the west and northwest there are a number of recreational uses associated with the River Ribble, including the Clitheroe Caravan and Camping Club site, the Ribble Valley Way Long Distance Trail, a children's play area, car parking, recreational facilities including a sports centre and playing fields, and a miniature railway and golf course.

3 DEVELOPMENT PLAN

3.1 Introduction

The Development Plan Documents

3.1.1 At present development plan consists of:

- *Ribble Valley Districtwide Local Plan (June 1998)*
- *Joint Lancashire Structure Plan (2001 – 2016)*

3.1.2 This chapter examines the key policy issues from the Development Plan relevant to this proposal.

3.1.3 In addition, details of and compliance with technical and development control policies is set out in a Policy Conformity Table at Appendix D.

3.2 Ribble Valley Districtwide Local Plan

Context

3.2.1 The extant local plan for Ribble Valley is the Ribble Valley Districtwide Local Plan (RVDLP) which was adopted in June 1998.

3.2.2 It was prepared to conform to the Lancashire Structure Plan Review 1991-2006 which had been adopted in 1997. It was written with a 15 year life-span from mid 1991; it was programmed to run until mid 2006. For clarity, when the RSS was adopted on 30 September 2008, the Joint Lancashire Structure Plan (JLSP) ceased to be part of the Development Plan, with the exception of Policy 29 which has been saved by the Secretary of State until the completion of the Partial Review of RSS. Policy 29 is not relevant to the consideration of these proposals.

3.2.3 The plan was first made available for public comment in spring 1994 with a Local Plan Inquiry held in spring 1996. Modifications were made in June 1997 and February 1998.

- 3.2.4 Following The Secretary of State's direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, a number of policies were saved and continue to apply. Unsaved policies no longer applied after 28th September 2007.
- 3.2.5 The letter which accompanied the 'saving direction' made clear that this does not represent "*an opportunity to delay DPD preparation*". It further states:
- "Following 27th September 2007 the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 Housing and Strategic Housing Land Availability Assessments in relevant decisions."*
- 3.2.6 It is now 4 years beyond the end date at which the development plan policies were originally intended to be extant. Whilst a number of the local plan policies are 'saved' the effect of the saving direction has not been to update the local plan policies in terms of conformity with more recent national planning policy and guidance. It is further noted that the emerging Ribble Valley LDF Core Strategy DPD has yet been published.
- 3.2.7 When considering the application proposals and the accordance that they achieve with the various policies within the development plan it is therefore important to have regard to the fact that certain aspects of the plans have become outdated.
- 3.2.8 Two such matters are particularly pertinent. Housing land supply targets taken together with the related matter of identified settlement boundaries.
- 3.2.9 A report considered by the Council in June 2010, entitled 'Local Development Framework – Draft Core Strategy' together with a related report 'Affordable Housing Memorandum of Understanding' addressed the matter of the urgent need to deliver more housing including affordable housing within the borough, due to historic under delivery, and the approach to be taken with regard to overall housing targets following the recent revocation of RSS which established the annualised housing target.
- 3.2.10 In dealing with the matter of establishing housing need, the report section headed 'RSS Housing Numbers' advised that following consideration of the evidence taken from the Strategic Housing Market Assessment and monitoring of housing completions before the moratorium was in place (pre 2004) that the target of 161 dwellings pa could be supported.

- 3.2.11 Therefore the vision and objectives to be set out within the forthcoming publication of the draft Core Strategy would be designed to achieve delivery of 161 dwellings per year over a fifteen year period.
- 3.2.12 Having considered the report and its recommendations the council resolved that the Regional Spatial Strategy (now revoked) target of 161 dwellings pa to be the appropriate target for the forthcoming LDF Core Strategy (Appendix C - 17 June 2010 - Report and Minute).
- 3.2.13 Crucially, the approach adopted by the council with regard to delivery of housing and affordable housing over the next plan period will necessitate development beyond existing settlement boundaries. Whilst this gives rise to a technical non compliance with Local Plan policy **G2**, in so far as it supports development within settlement boundaries, the policy is in effect out of date given the evidence discussed above and should be accorded little weight.
- 3.2.14 Importantly however, the development proposals have been specifically designed to achieve strong accordance with the overarching aims and objectives identified at the outset of the Local Plan and with other relevant Local Plan policies. These are considered below.

Aims and Objectives

- 3.2.15 In line with the Council's "mission statement" the overarching aim of the Local Plan states;
- "Our aims are to identify, develop and promote the social, economic, cultural and physical well-being of the community of Ribble Valley in the most efficient, effective and economic manner consistent with the rural nature of the area".*
- 3.2.16 Paragraph 2.1.3 confirms that;
- "The basis of the strategy is that development is directed and controlled. No, or at the worst, little damage should be caused to the natural or built environment. In that part of Ribble Valley designated an area of outstanding natural beauty, development should actually improve the environment if at all possible. Any development permitted should always be in the most suitable practical location and be geared to meeting the needs of the present and future population for housing, employment and all services".*
- 3.2.17 The proposed development responds directly to the identified need to provide additional homes in Ribble Valley borough. This is against the backdrop of a demonstrable lack of suitable, available, deliverable and viable housing allocations. Indeed, the borough also

suffers an acute shortage of affordable housing for which these proposals will make a significant contribution toward early delivery within the LDF period.

- 3.2.18 The delivery of new homes together with the plethora of community benefits proposed with the application, including road improvements, increased availability of public transport, new public open space and a community parkland will assist in meeting the aims of the Ribble Valley and will demonstrably deliver the social, economic, cultural and physical well-being in line with the identified aims of Ribble Valley Borough.
- 3.2.19 Development at this location avoids the use of sensitive landscape such as areas of outstanding natural beauty or Green Belt. The development is designed to protect the ecological attributes on the site by maintaining trees and hedgerows and by introducing new landscaping that will ultimately contribute to landscape and habitat creation/enhancement.
- 3.2.20 The development is proposed in a most suitable practical location and thus is geared to meeting the needs of the present and future population for housing, whilst also offering ease of access by a choice of modes of transport to nearby employment and other community services.

General Policies

- 3.2.21 **Policy G1** provides the general criteria which the Council applies in determining applications. It states that:

“All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area.”

- 3.2.22 The policy text then sets out 13 criteria to be applied to assess this; accordance with these criteria is demonstrated within the commentary set out in Appendix D (Policy Conformity Table).
- 3.2.23 Notably the design and Access Statement produced by FPCR demonstrates that the development will deliver a high quality residential environment which will integrate well with the existing residential area on Henthorn Road.

3.2.24 The existing landscape attributes such as the trees and hedgerows are largely maintained and will be supplemented by additional landscaping all of which will provide for a high landscape quality.

3.2.25 The disposition of new dwellings is planned so as to protect the amenity of residents within the Henthorn Road area and particularly those dwellings in Fairfield Drive.

Settlement Strategy

3.2.26 RVDLP adopted the broad guidelines laid down in the Lancashire Structure Plan including *“Settlements suitable for appropriate consolidation and expansion. This policy includes Clitheroe.”*

3.2.27 **Policy G2** states that:

“Within the plan area developments will be mainly directed towards land within the main settlement boundaries. These are defined on the proposals map. The following scale of development will be approved ... ii) Clitheroe - consolidation and expansion of development and rounding off development. In all cases this must be on sites wholly within the settlement boundary and must be appropriate to the town's size and form;

3.2.28 At paragraph 3.2.7, 'Expansion' is defined as:

“this is limited growth of a settlement. For the purposes of this plan, it must be development which is in scale and keeping with the existing town. Expansion during the plan period will be planned growth taking place on sites identified in this plan or through the implementation of on-going commitments such as the Pendle Road housing site in Clitheroe.

3.2.29 Crucially the plan period has expired and whilst some policies are 'saved' the thrust of Local Plan policy is to support continued sustainable growth at this 'principle' settlement.

3.2.30 The housing allocations within Clitheroe identified within the last local plan have now been taken up. Nevertheless, housing need within the borough has increased but the policy framework via the LDF is yet to catch up. Nor will it do so for some considerable time.

3.2.31 Therefore, in order to address the pressing need for housing, including an acute need for affordable housing, it must be acknowledged that whilst development cannot be wholly accommodated within the existing settlements boundary, development in this sustainable

location which is able to meet the other relevant local plan policy criteria should be accorded significant weight and thus supported. The proposed development is of a scale and type that will be entirely in keeping with the existing town.

3.2.32 Notably Clitheroe is also identified as a key settlement for growth, and suitable for expansion in scale and keeping with the existing town (Policy G2). The development would make a relatively small addition to the town in terms of housing numbers and overall population and therefore is regarded as being in scale and keeping with the existing town and thus accords with this aspect of policy G2.

3.2.33 **Policy G5** deals with development proposals outside settlement boundaries:

“Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small-scale developments which are:

- i) essential to the local economy or the social well being of the area...*
- ... iii) sites developed for local needs housing (subject to Policy H20 of this plan)...*

3.2.34 This policy also deals with the matter of development outside settlement boundaries it is cast in the context of meeting the housing needs identified in the now historic and some what outdated Lancashire Structure Plan. It is also therefore fact that the settlement boundary was drawn to guide development in the last plan period. The materiality of this policy in general is now significantly lessened and in the context of these proposals it should be afforded little if any weight.

Environment

3.2.35 **Policy ENV 3** controls development in the open countryside outside the AONB, requiring it to *“be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials.”*

3.2.36 Given the application location abutting the settlement boundary of Clitheroe, the proposal has been demonstrably designed to respect the characteristics of the existing part of the immediately adjoining settlement, integrating with it and thus creating a high quality development. This matter is described more fully within the accompanying Design and Access Statement.

Housing

- 3.2.37 The plan was drafted to accommodate a residual requirement of 1070 dwellings (in the period 1st January 1997 – mid 2006). As well as assessing supply from extant consents it allocated 2 further sites which have both been completed. No allocated sites remain in the Borough to accommodate the demonstrable housing need which is now well in excess of that already planned for and delivered in the last period. Importantly policy H1 is not a saved policy and therefore the Local Plan now makes no provision for additional housing.
- 3.2.38 The most up to date position with regard to housing is that set out in the council's June 2010 report , entitled 'Local Development Framework – Draft Core Strategy' together with a related report 'Affordable Housing Memorandum of Understanding'. The issues raised within the report are set out at the outset of this chapter, under the heading Context. In essence, the report evidences need for additional housing within the borough. The proposals have therefore been brought forward to respond to this pressing need for more housing within the borough, including an acute need for additional affordable housing and have been specifically designed to accord with other relevant local plan policies.
- 3.2.39 In this regard **Policy H19** promotes the inclusion of a proportion of affordable housing on large developments in main settlements and on allocated sites. The proposal makes provision for 30% of the homes to be affordable in line with the **Affordable Housing Memorandum of Understanding**.

Transport and Mobility

- 3.2.40 **Policy T1** sets out a range of criteria to ensure new developments are sustainably located and provide a range of transportation choices. These matters are addressed in detail in the Transportation Assessment and accompanying Travel Plan, suffice to say that the proposals do not give rise to any unacceptable impact in terms of highways and are demonstrably sustainable.

Other Policies

3.2.41 In addition, details of and compliance with the following material policies is set out in the Policy Conformity Table at Appendix D:

*Policy G1, Policy G11, Policy ENV6, Policy ENV7, Policy ENV13, Policy ENV14,
Policy RT8, Policy RT18, Policy RT19 and Policy T7.*

4 OTHER MATERIAL CONSIDERATIONS

National Planning Policy & Guidance

4.1 Introduction

4.1.1 This section examines the relevant National Planning Policy Guidance Statements that pertain to these proposals. The proposals are tested against the relevant statements and guidance. Their appropriateness and accordance with the material planning policies is herein demonstrably achieved.

4.2 PPS 1 – Delivering Sustainable Development

The Government’s Objectives for the Planning System

4.2.1 Planning Policy Statement 1: Delivering Sustainable Development (PPS 1) was published in July 2005 and sets out the overarching planning policies on the delivery of sustainable development through the planning system. In this context and in accordance with PPS 1 the development represents “Good planning... the right development, in the right place and at the right time”.

4.2.2 At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations. The Government set out four aims for sustainable development in its 1999 strategy. These are:

- social progress which recognises the needs of everyone;
- effective protection of the environment;
- the prudent use of natural resources; and,
- the maintenance of high and stable levels of economic growth and employment.

4.2.3 PPS1 states that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development. The proposals at Cliitheroe respond to these criteria in the following ways:

- New housing development here will contribute to the economic progress of the region allowing people easy access to jobs.

- The delivery of new green infrastructure will provide the community with facilities of high quality in areas where play, informal recreation and ambience will be integrated.
- The proposals have been designed to maintain and enhance the existing environmental assets wherever possible with a strong emphasis on the existing field boundaries and ponds that will be properly integrated within the proposed development.
- High quality development will be ensured through good and inclusive design, and the efficient use of resources; and
- The development will also serve to support the existing community and contribute to the creation of a safe, sustainable, liveable and mixed community with good access to jobs and key services for all its' members.

4.2.4 The aim of the plan-led system is to provide certainty and predictability whilst integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise. In this case the material considerations demonstrate a compelling case for new housing in this sustainable location, thus meeting an identified need, and against the backdrop of a now out dated local plan strategy.

National Planning Policies - Key Principles

4.2.5 Paragraph 13 of PPS1 establishes a number of key principles to be applied to ensure that development plans and decisions taken on planning applications contribute to the delivery of sustainable development. The proposals for Clitheroe respond to these principles in the following ways;

- (i) The proposals will directly deliver the objectives of sustainable development by increasing the range and type of homes available in Clitheroe complemented by appropriate green infrastructure that will provide high quality areas for the enjoyment of recreation. The proposals are situated in a sustainable location which in turn will contribute toward the national objective of reducing the need to travel. The proposals will ensure that environment is protected and enhanced whilst simultaneously ensuring that the economic and social benefits are realised for the community within this part of the region.

- (ii) The development proposals will contribute to reducing the impact of climate change through adopting a series of measures to reduce energy use and emissions within the new buildings, in tandem with encouraging a pattern of development which will reduce the need to travel, particularly by private car.
- (iii) The design and layout of the new development is of high quality. The existing site is very well screened from existing residents residing in Fairfield Drive and in visual terms this will enable the proposals to be assimilated into the existing landscape without significant alteration to the existing character of the immediate site environs.

Delivering Sustainable Development - General Approach

- 4.2.6 Amongst other things, in preparing development plans, planning authorities should seek to promote urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. The proposals at Clitheroe promote residential development in a location that will create linkages between the new community and the existing community infrastructure in and around the site.
- 4.2.7 The proposals provide access for all to jobs, health, education, shops, leisure and community facilities, open space, sport and recreation, by reason of locating the development immediately adjacent to the existing settlement thus offering everyone access on foot, bicycle and public transport, all of which contribute to enabling a significant reduction on the reliance on access by car.
- 4.2.8 PPS1 advocates sustainable development which respects social cohesion and protects and enhances the environment whilst making prudent use of natural resources. The proposals makes the most efficient use of this site by delivering residential development at an appropriate density whilst protecting the environmental qualities of the site and respecting the existing character of the locality.
- 4.2.9 The Design and Access Statement demonstrates that the design principles of the proposals have been formulated to ensure the development is of high quality, a place to live that is attractive and well provided for in terms of community facilities, a place that will possess enduring quality.

4.3 PPS 1 - Planning and Climate Change Supplement

4.3.1 Planning and Climate Change sets out how spatial planning should contribute to reducing emissions and stabilising climate change (mitigation) and take into account the unavoidable consequences (adaptation). The Renewable Energy and Sustainable Resources Strategy Statement demonstrate the intended methods and measures proposed to ensure compliance with PPS1 – Planning and Climate Change.

4.4 PPS 3 – Housing

4.4.1 The latest version of Planning Policy Statement 3: Housing (PPS 3) was issued by the new coalition Government in June 2010. It reaffirms the requirements of the previous version of PPS3, most notably the need to maintain a rolling supply of deliverable housing land and the requirement to consider favourably planning applications where a 5 year supply cannot be demonstrated.

4.4.2 It sets out the national planning policy framework for delivering the Government's housing objectives. Its publication looked to "underpin the Government's response to the Barker Review of Housing Supply and the necessary step-change in housing delivery, through a new, more responsive approach to land supply at the local level." (Paragraph 2).

4.4.3 It establishes the requirement for Local Planning Authorities to "identify and maintain at least a rolling five-year supply of deliverable land for housing, particularly in connection with making planning decisions and moreover broad locations and specific sites should be identified to enable continuous delivery of housing for at least 15 years from the adoption of the development plan. (Paragraphs 7 & 53 respectively).

4.4.4 The proposals for Clitheroe will be delivered in accordance with key themes of PPS3 in the following ways:

- The range and type of high quality housing proposed will provide for a mixed community.
- The delivery of affordable housing will also secure a range of types, tenures and price that will achieve a mix of different households such as families with children, single person households and older people.

- 4.4.5 In establishing whether a site is deliverable, paragraph 54 sets out 3 tests:
- Be **Available** – the site is available now.
 - Be **Suitable** – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities.
 - Be **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years.
- 4.4.6 The proposal clearly meets these tests and represents a deliverable site.
- 4.4.7 The new PPS3 removes the net minimum dwelling density. Instead density should be a matter that is decided locally. The proposals provide an average density of approximately 32 dph which is considered entirely appropriate for the site's context. The development will respond to the existing character of Clitheroe creating integration between the new and existing areas but importantly will develop its own identity.
- 4.4.8 Paragraph 36 sets out the criteria to identify suitable locations for housing development. It states: *"In support of its objective of creating mixed and sustainable communities, the Government's policy is to ensure that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure."* In essence Clitheroe already possess these attributes and these proposals will add to them positively.
- 4.4.9 Paragraphs 53 to 57 deal with the supply of land for housing. Paragraph 54 requires local planning authorities to maintain a 5 year supply of deliverable land for housing based on information contained in its SHLAA and paragraph 55 also requires local planning authorities to identify "specific, developable sites" for years 6 to 10 and, where possible, 11-15 years.
- 4.4.10 Ribble Valley Borough Council acknowledges that currently it cannot demonstrate a five year housing land supply.
- 4.4.11 Paragraph 71 of PPS3 advises: "Where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, for example, where Local Development Documents have not been reviewed to take into account policies in this PPS or there is less than five years supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in paragraph 69." For the reasons set out above and considered further

within section of 7 this statement, the application is in direct compliance with PPS3 in this regard.

- 4.4.12 PPS3 requires Local Planning Authorities to adopt a 'Plan, Monitor, Manage' approach to housing delivery. The preparation of the LDF Core Strategy is at an early stage and therefore a policy vacuum exists at present in Ribble Valley. Importantly, paragraph 72 of PPS3 makes clear that *"Local Planning Authorities should not refuse applications solely on the grounds of prematurity."* This principle must apply here and therefore the application should not be disregarded on prematurity grounds.

4.5 PPS 7 - Sustainable Development in Rural Areas

- 4.5.1 Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7) was published in August 2004. Its policies apply to the rural areas, including country, towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.

- 4.5.2 PPS7 seeks to direct development in rural areas to appropriate settlements. It does not preclude extensions to existing settlements to meet housing needs.

- 4.5.3 It seeks to raise the quality of life and the environment in rural areas through the promotion of:

- thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of local environments and neighbourhoods;
- sustainable economic growth and diversification;
- good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside; and
- continued protection of the open countryside for the benefit of all, with the highest level of protection for our most valued landscapes and environmental resources.

- 4.5.4 The proposals provide housing and facilities to assist in the objective of ensuring that the community thrives. It will provide a high quality development that builds on the local distinctiveness of the area.

- 4.5.5 PPS7 also seeks to promote more sustainable patterns of development by:

- focusing most development in, or next to, existing towns and villages;
- preventing urban sprawl;
- discouraging the development of 'greenfield' land, and, where such land must be used, ensuring it is not used wastefully;
- promoting a range of uses to maximise the potential benefits of the countryside fringing urban areas; and
- providing appropriate leisure opportunities to enable urban and rural dwellers to enjoy the wider countryside.

4.5.6 The location of the Application Site is commensurate with the advice as it is an extension to an existing settlement.

4.5.7 Paragraph 3 deals with the location of development and states *"Away from larger urban areas, planning authorities should focus most new development in or near to local service centres where employment, housing (including affordable housing), services and other facilities can be provided close together. This should help to ensure these facilities are served by public transport and provide improved opportunities for access by walking and cycling. These centres (which might be a country town, a single large village or a group of villages) should be identified in the development plan as the preferred location for such development"*. Cliitheroe is exactly such a location and therefore ranks highly in terms of general suitability to accommodate this type of development.

4.5.8 Paragraph 28 and 29 deal with 'best and most versatile' agricultural land. It states that *"local planning authorities should seek to use areas of poorer quality land (grades 3b, 4 and 5) in preference to that of a higher quality, except where this would be inconsistent with other sustainability considerations"*. The land which the subject of these development proposals is grade 4/5 agricultural land and thus considered suitable for development in this regard.

4.6 PPS 9 - Biodiversity and Geological Conservation

4.6.1 The key principles of PPS9 include development plan policies and planning decisions should be based upon up-to date information about the environmental characteristics of their areas. The application proposals at Cliitheroe have been informed by a range of studies, particularly with regard to ecology, arboriculture, and hedgerows, produced by FPCR, all of which demonstrate that site can be developed in a sensitive manner without detriment to the existing environmental qualities.

- 4.6.2 Thus the key site characteristics have been investigated taking account of biodiversity and geological resources of the area. The proposals have aimed to maintain, and enhance, biodiversity wherever possible. The proposals do not have adverse impact in terms of matters of geological conservation interests and therefore comply with PPS9.

4.7 PPG 13 – Transport

- 4.7.1 PPG 13 recognises that our quality of life depends on transport and easy access to jobs, shopping, leisure facilities and services. It asserts that we need a safe, efficient and integrated transport system to support a strong and prosperous economy.
- 4.7.2 Importantly though PPG 13 also acknowledges the way we travel and the continued growth in road traffic is damaging our towns, harming our countryside and contributing to global warming. In response to this challenge, the Government set out its policy for the future of transport in the White Paper "A New Deal for Transport: Better for Everyone" (July 1998), to extend choice in transport and secure mobility in a way that supports sustainable development. The New Deal for Transport aims to deliver an integrated transport policy.
- 4.7.3 The guidance sets out the circumstances where it is appropriate to change the emphasis and priorities in provision between different transport modes, in pursuit of wider Government objectives. The guidance notes that the car will continue to have an important part to play and for some journeys, particularly in rural areas, it will remain the only real option for travel.
- 4.7.4 The location of the proposed development at Clitheroe provides a real choice of transport mode as a genuine alternative to the private car. This must be regarded as a compelling benefit that demonstrates the appropriateness of this type of development for this location.

4.8 PPG 17 - Planning for Open Space, Sport and Recreation

- 4.8.1 Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation (PPG17) was published in July 2002. Its foreword states that: *“Open spaces, sport and recreation all underpin people’s quality of life. Well designed and implemented planning policies for open space, sport and recreation are therefore fundamental to delivering broader Government objectives.”*
- 4.8.2 The proposals provide both formal and informal open space and recreational facilities, conforming to local policy requirements. The proposals also link directly with the nearby Ribble Way. The proposals also provide a new community woodland and parkland facility. The development therefore achieves compliance with PPG17.

4.9 PPS 25 - Development and Flood Risk

- 4.9.1 Planning Policy Statement 25: Development and Flood Risk (PPS25) was published in December 2006. Its forward states that *“all forms of flooding and their impact on the natural and built environment are material planning considerations.”*
- 4.9.2 The aim of PPS25 is stated as *“to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk.”*
- 4.9.3 PPS25 seeks to ensure positive planning in the delivery of sustainable development through the avoidance, reduction and management of flood risk by taking full account in decisions on plans and applications.
- 4.9.4 The Application includes a Flood Risk Assessment. These documents have been prepared in accordance with PPS25 and associated guidance notes on the basis of maintaining the current discharge of water from the site (Greenfield Run-off Rate) through various engineering approaches.
- 4.9.5 The FRA plans are designed for worst case conditions. As such, the data and calculations used provide a greater than usual margin of confidence when considering the impact of the volumes of discharge from the site. The findings of the study demonstrate the site to be entirely suitable for residential and related uses and no flood risk implications arise.

4.10 Revoked Regional Spatial Strategy (RSS)

4.10.1 Whilst RSS has now been revoked by the new coalition government the policies contained within it were based on the most up date national planning policy and guidance. For this reason relevant revoked policies are considered in the context of this application as other material considerations.

4.10.2 **Policy DP1: Spatial Principles** set out the principles which underpinned RSS. The proposal at Clitheroe represents an individual proposal but importantly adheres to the following principles:

- *DP 2 - promote sustainable communities;*
- *DP 4 - make the best use of existing resources and infrastructure;*
- *DP 5 - manage travel demand, reduce the need to travel, and increase accessibility;*
- *DP 6 - marry opportunity and need;*
- *DP 7 - promote environmental quality;*
- *DP 8 - reduce emissions and adapt to climate change.*

4.10.3 Taking each in turn, accordance with the key tenets of revoked Regional Spatial Strategy development plan policy is demonstrated below.

4.10.4 **Policy DP 2: Promote Sustainable Communities.** The development is in a highly sustainable location, will be of high quality design and will be a place where people want to live whilst also being a location that provides for ease of access to jobs and regularly used services and facilities by a choice of modes of transport. This development will build a sustainable community in this part of the region and will meet the diverse needs of existing and future residents, promote community cohesion and equality and diversity, be sensitive to the environment, and contribute to a high quality of life.

4.10.5 The development will contribute towards:-

- Improving the health of people within this part of the region promoting physical exercise through opportunities for sport and formal / informal recreation, walking and cycling, particularly given the on site provision of public open space accessible to all.
- educational attainment of the region's population, by reason of an appropriate contribution toward increased capacity within the local schools;

- promoting community safety and security, by adopting the principles of Secured by Design;
- reducing flood risk by developing on land that will not give rise to such problems;
- community engagement, by reason of pre and post planning application consultation.

4.10.6 In **Policy DP 4: Make the Best Use of Existing Resources and Infrastructure**, RSS notes that priority should be given to developments in locations consistent with the regional and sub-regional spatial frameworks. Development at Clitheroe will draw upon and help support existing community resources and infrastructure.

4.10.7 **Policy DP 5** seeks to **Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility**.

4.10.8 The development is located so as to reduce the need to travel, especially by car, and will enable people as far as possible to meet their needs locally.

4.10.9 The proposals adopt an integrated approach to managing travel demand offering safe and sustainable access for all, particularly by way of enhanced public transport provision, between homes and employment and a range of services and facilities, such as retail, health, education, and leisure.

4.10.10 As the development constitutes major development and is located immediately adjacent to the urban area where strategic networks connect and public transport is well provided, the development directly contributes toward the key policy objective of reducing the need to travel.

4.10.11 **Policy DP6 Marry Opportunity and Need** notes that priority should be given, in locational choices and investment decisions, to linking areas of economic opportunity with areas in greatest need of economic, social and physical restructuring and regeneration. This development at Clitheroe will make a positive contribution to the achievement of economic growth and prosperity within the Central Lancashire City Region thus marrying 'opportunity with need'.

4.10.12 Pursuant to **Policy DP 7 (Promote Environmental Quality)** the proposals have been founded upon sound environmental principles. The environmental qualities of the site have

been properly investigated and the proposals enshrine a dual approach of protection and enhancement. In this regard the following can be said of the proposals.

- The proposals respond to and respect the character and distinctiveness of the site, particularly by ensuring the maintenance and enhancement of the majority of mature hedgerows and trees.
- the proposals shown on the illustrative masterplan demonstrate that the development will achieve high quality design in new development and ensure that the development respects its setting taking into account relevant design requirements, the NW Design Guide and other best practice;
- The proposals have properly assessed the potential impacts of managing traffic growth and mitigating the impacts of road traffic on air quality and health;
- The green infrastructure within the site provides a strong and attractive landscape framework within which the residential development will sit;
- The maintenance of the majority of the existing green infrastructure together with its proposed enhancement will serve to increase the quantity and quality of biodiversity and habitat on the site;

4.10.13 **Policy DP 9** seeks to **Reduce Emissions and Adapt to Climate Change**. Development of the type proposed at Clitheroe in this highly sustainable location will assist with the delivery of the regional priority of reducing the region's carbon dioxide emissions from all sources by reason of:

- reducing the need to travel by promoting walking, cycling and the use of public transport.
- adopting energy reduction measures in the construction of buildings.
- adopting an appropriate housing density having regard to the character of the existing area.
- development of land that will not give rise to flood risk.
- adopting a sustainable drainage system.

Thus ensuring compliance with the North West Sustainability Checklist for development.

Living in the North West – Ensuring a Strong, Healthy and Just Society

- 4.10.14 Chapter 7 of RSS addressed social objectives, seeking to promote cohesive, mixed and thriving communities, where people will want to live, now and in the future. It aimed to deliver the objective of ensuring that everyone can have a decent home, which they can afford, in a secure environment, with reasonable access to health care, educational provision and recreational facilities. This objective is consistent with PPS1 and something that the emerging Core Strategy is likely to enshrine.
- 4.10.15 **Policy L1 Health, Sport, Recreation, Cultural and Education Services Provision** stated that plans, strategies, proposals and schemes (including those of education, training and health service providers) should ensure that there is provision for all members of the community (including older people, disabled people and the black & minority ethnic population) for:
- the full spectrum of education, training and skills provision, ranging from childcare and pre-school facilities, through schools, to further and higher education and to continuing education facilities and work-related training;
 - health facilities ranging from hospitals down to locally based community health facilities; and
 - sport, recreation and cultural facilities.
- 4.10.16 The proposals have taken account of the views of the local community resulting from an extensive consultation exercise. The provision for contribution toward education facilities has been subject of consultation with Lancashire County Council Education Services. Accordingly the development will make adequate and appropriate provision toward the reinforcement of capacity within the local schools.
- 4.10.17 Liaison with the local Primary Care Trust (PCT) with regard to impact arising as a result of the development proposals has been undertaken. The PCT are yet to confirm their findings in respect of the proposed development but should reinforcement of capacity arise as a direct of the proposals adequate and appropriate provision will be made.
- 4.10.18 The amount, type and quality of the public open space to be provided on site far exceeds the quantum required within the local plan standards, nevertheless the proposed provision will become a valued and enduring asset to the community. This matter is dealt with in more detail within the accompanying Design and Access Statement produced by FPCR.
- 4.10.19 **Policy L2 Understanding Housing Markets** required Local Authorities to develop an understanding of local and sub-regional housing markets by undertaking Strategic Housing

Market Assessments, in order to adopt a concerted and comprehensive approach to housing delivery.

4.10.20 The proposals at Clitheroe will assist in delivering housing across all types, sizes, tenures and values to achieve a better match between supply and need. The type of high quality residential development proposed will assist in improving the amount and quality of the housing available within Clitheroe. These proposals will also make a significant contribution toward redressing the critical under provision of affordable housing in this area.

4.10.21 **Policy L4 Regional Housing Provision** required Ribble Valley Borough to achieve delivery of 161 dwellings per annum. As documented above the Council has resolved to maintain this annualised target. These proposals will directly contribute toward delivery. Further the proposals at Clitheroe accord with Policy L4 in so far as:

- The proposed residential development meets the diverse housing needs of the Borough, the local needs of Clitheroe including affordable housing needs and therefore accords with the up-to-date Strategic Housing Market Assessment and Strategic Housing Land Availability Assessment.
- The new homes to be built to achieve the requisite standard of Code for Sustainable Homes standards (See Gladman Renewable Energy Statement);
- The new housing development will have a positive cumulative impact on the existing housing stock and market;
- The new dwellings will be served by adequate water supply and sewage management facilities;
- The proposals ensure that the transport networks (including public transport, pedestrian and cycle) will accommodate the additional demand generated by new housing; and
- The proposals do not detract from the policy objective and maximise the re-use of vacant and under-used brownfield land and buildings. Development of greenfield land is necessary to deliver the housing growth identified for Ribble Valley. The application site is identified as an appropriate location in this regard.

- 4.10.22 The proposals will provide 30% on site provision of affordable housing in accordance with **Policy L5 Affordable Housing**.

Summary

- 4.10.23 Having tested the proposals against the material policies contained within the revoked RSS it has been shown that strong accordance is achieved.

5 PLANNING ASSESSMENT

5.1 Planning Policy Overview

Housing Need

5.1.1 The council has resolved its approach to housing land supply following revocation of RSS earlier this year. Having considered the matters of delivery of housing and affordable housing in June 2010 it resolved to maintain a target of 161 dwellings pa. Currently the council has less than a five year supply (*in the order of 2 years*) of identified available, suitable and achievable housing land. PPS3, Paragraph 71 of PPS3 advises: *“Where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, for example, where Local Development Documents have not been reviewed to take into account policies in this PPS or there is less than five years supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in paragraph 69.”*

5.1.2 For this reason these proposals should therefore be considered favourably having regard to this national planning policy presumption.

Location

5.1.3 Clitheroe is recognised as a principle settlement within the Ribble Valley Borough. It is recognised within the Local Plan as a location where necessary growth should be directed toward. Whilst the Local Plan remains saved its historic approach of developing within settlement boundaries set out within policy G2 is no longer able to be maintained as the councils approach with regard to delivery of housing and affordable housing over the next plan period will necessitate development beyond existing settlement boundaries.

5.1.4 The location of the development is also preferable in land use terms. Development at this location avoids the use of sensitive landscape such as areas of outstanding natural beauty or Green Belt that exist within Ribble Valley and nearby the town of Clitheroe.

5.1.5 Importantly the site is also uncontained by any matters pertaining to ecology and is not regarded as best and most versatile agricultural land.

Access & Accessibility

- 5.1.6 An accessibility appraisal of the Site has been undertaken and with the measures employed within the travel plan the site is ranked as having an accessibility level score of 'medium' when judged against the LCC Accessibility Questionnaire.
- 5.1.7 Encouraging walk and cycle journeys is an essential component of the development access strategy. The location of the Site provides a good context for journeys of residents to be undertaken on foot and by cycle, for a variety of purposes, including employment, leisure, shopping, school, etc. The development includes proposals to enhance the existing pedestrian infrastructure, to reflect 2010 policies and standards that give greater priority to pedestrians (compared with vehicles) than was historically the case.
- 5.1.8 There are typically about 8-9 buses per hour calling at existing bus stops near to the Site during the day on Monday-Saturday, (taking account of buses travelling in both directions along the road). These offer opportunities for bus travel to a range of destinations.
- 5.1.9 Additionally, it is proposed that, as part of the proposed residential development, a new bus stop is introduced within the Site, the detailed location to be agreed as part of the reserved matters application for the internal Site road layout. It is established with the C1 service provider Travel for All Ltd that the existing C1 service can be re-routed to include a 'loop' within the Site to call at the proposed new bus stop. The introduction of the proposed new bus stop within the residential development site and re-routed Service C1 is an appropriate level of bus improvement for the outline application of up to 270 dwellings.
- 5.1.10 Comprehensive analysis and modelling has been undertaken of the traffic impact of the proposed development on the existing local highway network. It is demonstrated that the proposed development has no material detrimental impact on the operation of the TA study network of junctions. Thus it is concluded that the proposed development is in accordance with national and local transport policies, and that there are no transport/highways reasons for refusal of planning permission.

Landscape

- 5.1.11 The Landscape and Visual assessment demonstrates that the Masterplan proposals respond well to the local landscape character of the site, recognising and responding to opportunities to extend local Green Infrastructure and enhance landscape character.
- 5.1.12 It demonstrates that the design process has ensured that the majority of existing landscape features of hedgerows and trees are to be retained and enhanced as part of the landscape framework for the development.
- 5.1.13 Notably, almost 50% of the total site area is given over to Green Infrastructure, the landscape proposals include new recreational linkages from the settlement edge to the existing Ribble Valley recreational areas and creation of a new Community Park above the Ribble Valley. Within the residential element of the proposed development substantial areas of green space comprising formal and informal open have been created. This will create feeling of spaciousness within the development whilst also provide an overall attractive landscaping within which the development will sit. The green spaces will be connected through the development to creating attractive vistas and views and a sense of place for those who experience it.
- 5.1.14 Overall, the provision of this substantial Green Infrastructure mitigates significantly against the potential adverse effects of the development on the local landscape, with the potential to bring landscape benefits as the landscape matures. Development of the site would not notably influence the character of the landscape beyond the immediate surrounds of the site. The illustrative masterplan (4370-P-02F E) demonstrates a well considered approach to the landscape and urban context of the site, appropriate development of the site has the potential to bring landscape benefits to the local landscape context.

Development Character

- 5.1.15 The growth of Clitheroe is quite varied in terms of its form and building style and much of the local context has developed in the post war 20th century. Within the local settlement context there are some local traditional design clues in terms of plan form and materials in the mews terraces of the core of Clitheroe and scattered older properties on Henthorn Road and within the general area around the site.
- 5.1.16 Development in the past has resulted in a range of designs and palette of materials. Taking references from these presents an opportunity to create a new and distinct character for the

proposed development, with differing treatments across the scheme as shown within the street hierarchy section of the D&A.

- 5.1.17 Whilst the development does not advocate pastiche or historic solutions, it is important that the new development has some connection with local character and placemaking. This is achieved through an analysis of street character, built form and materials. One of the most obvious ways of achieving a response will be by using a commonality of building materials, the use of colour and boundary details. This will be the guiding rationale for the development.

Section 106 Agreement

- 5.1.18 A draft S106 Agreement is submitted as part of the application. Gladman will seek to enter into constructive dialogue to agree obligations for on and off site provisions which are reasonably related in scale and kind to the proposed development and which meet the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010.

6 SUMMARY & CONCLUSIONS

- 6.1.1 There is a demonstrable need for additional housing within the Ribble Valley as clearly evidenced within the council's report on the LDF Core Strategy. A significant shortage of housing, particularly affordable housing, exists within the borough when judged against the government's requirement of maintenance of at least five years rolling supply of housing land.
- 6.1.2 PPS3 is explicit that local authorities should "identify and maintain at least a rolling five-year supply of deliverable land for housing, particularly in connection with making planning decisions and moreover broad locations and specific sites should be identified to enable continuous delivery of housing for at least 15 years from the adoption of the development plan." (Paragraphs 7 & 53 respectively). Paragraph 71 of PPS3 advises that "*Where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, for example, where Local Development Documents have not been reviewed to take into account policies in this PPS or there is less than five years supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in paragraph 69.*" For these reasons this planning application entirely accords with the approach advocated in national policy.
- 6.1.3 As Clitheroe is regarded as a principle settlement within the Ribble Valley Borough it is recognised as a location where necessary growth should be directed toward. The approach of developing within settlement boundaries set out within policy G2 is no longer able to be maintained as the councils approach with regard to delivery of housing and affordable housing over the next plan period will necessitate development beyond existing settlement boundaries. Whilst in this specific regard a non compliance with the now out dated Policy G2 would arise, the materiality of this policy is seriously diminished given the need to deliver new homes which is demonstrably unachievable within existing settlement boundaries. Conversely, testing the accordence of the proposals with the development plan as a whole, strong accordence is demonstrated.
- 6.1.4 In land use terms development at this location avoids the use of sensitive landscape such as areas of outstanding natural beauty or Green Belt that exist within Ribble Valley. Importantly the site is also unconstrained by any matters pertaining to ecology and is not regarded as best and most versatile agricultural land.

- 6.1.5 The traffic impact of the proposed development on the existing local highway network is demonstrated to be acceptable. Taken together with the sustainable transport initiatives within the Travel Plan it is demonstrated that the development will have no material detrimental impact on the operation of the TA study network of junctions. Thus it is concluded that the proposed development is in accordance with national and local transport policies, and that there are no transport/highways reasons for refusal of planning permission.
- 6.1.6 The illustrative masterplan demonstrates a well considered approach to the landscape and urban context of the site. The development will provide high quality residential development and associated community facilities appropriate to this site and this part of Clitheroe.
- 6.1.7 Having demonstrated that the proposals accord with the key aims and objectives and key tenets of remaining relevant planning policies laid down within existing adopted development plan, and having identified the strong accordance with national planning policies, in particular PPS3 Housing and the matters of housing delivery and land supply, in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004, it is respectfully requested that planning permission should be granted.



Appendix A

Ribble Valley Borough - Environmental Impact Assessment
Screening Opinion - 20th July 2010



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: SARAH WESTWOOD
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e-mail: sarah.westwood@ribblevalley.gov.uk
my ref: SW/EL/RV/2010/ENQ/00334
your ref: TD/2010-001-03
date: 20 July 2010

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Dear Mr Dean

REQUEST FOR A SCREENING OPINION UNDER THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999: REGULATION 5

PROPOSAL: PROPOSED RESIDENTIAL DEVELOPMENT FOR UP TO 300 DWELLINGS; OPEN SPACE AND RECREATIONAL USES AND ASSOCIATED LANDSCAPING

LOCATION: LAND TO THE NORTH OF HENTHORN ROAD, CLITHEROE

I write following your letter and supporting documentation received on 8 July 2010 requesting a screening opinion to determine whether an Environmental Impact Assessment would be required for the development of the land as outlined above.

Having regard to the information submitted, I can confirm that the Local Planning Authority is of the opinion that the proposal falls within Part 10(b) of Schedule 2 'Infrastructure Projects' of the Regulations and exceeds the threshold of 0.5 hectares.

As per your request the Local Planning Authority carried out a full screening option to ascertain whether there is a need for an Environmental Impact Assessment and has concluded that it will not be necessary in this instance.

Yours sincerely

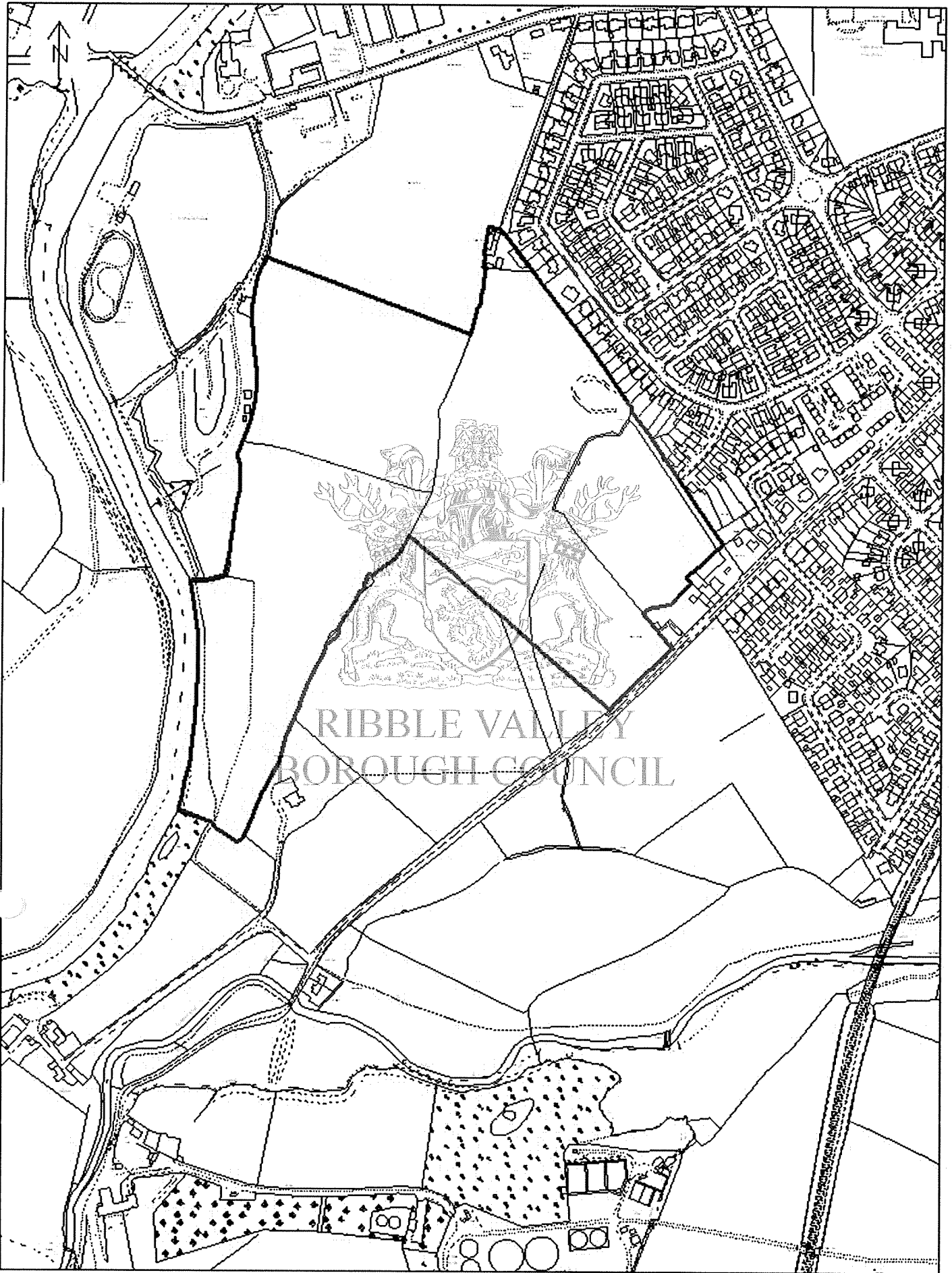
SARAH WESTWOOD
SENIOR PLANNING OFFICER

Mr T Dean
Planning and Development Manager
Gladman Developments Ltd
Gladman House
Alexandria Way
Congleton Business Park
CONGLETON CW12 1LB



Appendix B

Strategic Housing Land Availability Assessment 2008 - Extract



Site 33 Land off Henthorn Road, Clitheroe

Scale: 1:5000 SD7240 Do not scale from this plan. © Crown Copyright. All rights reserved. Licence No. 100018641 March 2009

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT 2008

| <u>Site Details</u> | <u>Suggested By...</u> |
|---|--|
| Site Ref: 033 | Name: Janet Dixon Town Planners |
| Site Location: Land off Henthorn Road | |
| Town/Village: Clitheroe | |
| Current Land Use: Fields | Potential Capacity: 301.6 |
| Neighbouring Use: Residential to one side, open fields to others | Gross Area (Ha.): 15.73 |
| Visual Prominance: Significant | Net Area (Ha.): 7.54 |
| In Operational Employment Use: No | |
| Green/Brown field: Greenfield | |

| <u>Availability</u> | <u>Achievability</u> | <u>Deliverability</u> |
|---------------------------------------|------------------------------------|--|
| Site Availability: 0 - 5 Years | Is the Site Achievable: Yes | Is the Site Deliverable: INCLUDED IN 5-YEAR SUPPLY. in terms of suitability, need to bear in mind impact on castle for when an application came in. |
| Is the Site Available: Yes | | |

Availability Comments: The site is either unregistered or has one registered owner and is therefore available

Achievability Comments: There is a reasonable prospect that housing will be developed on the site.

Sustainability Scoring Criteria

| | | | |
|--|---|---|-----------|
| S1. Main Development Location: | 3 | S12. Within Conservation Area: | 5 |
| S2. Previously Developed: | 1 | S13. Impact on Listed Building/Setting: | 1 |
| S3. Covered by Essential Open Space: | 5 | S14. Impact on Scheduled Ancient Monument or Setting: | 1 |
| S4. Lead to Loss of Employment Land: | 5 | S15. In Archaeological Hazard Area: | 5 |
| S5. Car Parking at Minimum Level: | 5 | S16. Site Contains a TPO: | 5 |
| S6. Is Majority in Green Belt: | 5 | S17. Nature Conservation Area: | 3 |
| S7. Suitable Infrastructure: | 1 | S18. Development Adversely Impacts on Surrounding Uses: | 5 |
| S8. Can Infrastructure be Adapted: | 5 | S19. Any Bad Neighbour Land Uses: | 5 |
| S9. Within Landfill Consultation Zone: | 5 | S20. Consultation Zone for High Pressure Pipelines: | 5 |
| S10. Constrained by Topography: | 3 | | |
| S11. Risk of River Flooding: | 5 | | |
| S21. Other Constraints: N/A | | Final Criteria Score: | 78 |

Has the Site been Exclud No

Reason for Exclusion N/A

Any other Comments: No additional comments.



Appendix C

RBVC Planning Committee recent discussions on
'Local Development Framework – Draft Core Strategy'

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No. 8

meeting date: THURSDAY, 17 JUNE 2010
title: LOCAL DEVELOPMENT FRAMEWORK - DRAFT CORE STRATEGY
submitted by: STEWART BAILEY – DIRECTOR OF DEVELOPMENT SERVICES
principal author: COLIN HIRST – FORWARD PLANNING AND REGENERATION MANAGER

1 PURPOSE

1.1 The implications of the Government's recent announcements on the changes to regional spatial strategies for the Ribble Valley Core Strategy.

1.2 Relevance to the Council's ambitions and priorities:

- Council Ambitions – The Core Strategy is the central strategy of the Local Development Framework. It will help in the delivery of housing, employment and the protection and enhancement of the environment, ultimately presenting the delivery strategy for implementing the vision for the Ribble Valley for the next 15 years.
- Community Objectives – As tool for delivering spatial policy, it identifies how a range of issues relating to the objectives of a sustainable economy, thriving market towns and housing provision will be addressed through the planning system.
- Corporate Priorities – The Core Strategy is the central document of the LDF and sets the overall vision and approach to future planning policy, which will aid performance and consistency.
- Other Considerations – The Council has a duty to prepare spatial policy under the Local Development Framework system.

2 BACKGROUND

2.1 Members are aware that work has been moving forward on a Draft Core Strategy as part of the Local Development Framework for the area. Officers were due to present the Draft Strategy with a view to publication for public consultation over this summer. This would draw together information from the evidence base and the previous consultations on issues and options formally presenting a series of development scenarios. These options would then be further refined to produce a second stage plan that would start to set out how development in the area would be directed. Members have had previous briefings on this in conjunction with the work on the Strategic Housing Land Availability Assessment (SHLAA) undertaken last year. This indicated the scale of land that would need to be released to meet housing requirements and around which other land uses such as open space and employment land would also need to be determined.

2.2 The work to date has been based around alignment with the adopted (September 2008) Regional Spatial Strategy. Whilst the RSS deals with a wide range of issues, a key issue for this authority has always been the delivery of housing land to meet the provisions set out in that plan. Consequently the strategy of the emerging Core Strategy

was one of identifying ways to accommodate housing growth in the area. Members will be aware that the Government has recently announced its intention to abolish RSS, issuing a statement to that effect which is to be treated as a material consideration as appropriate. This raises a number of issues to consider as the RSS both underpins the development plan work we are currently engaged with as well as day-to-day planning applications as it is the basis for the housing land supply against which the guidance and policy of Planning Policy Statement 3 is applied and the Council's delivery of affordable housing is also related to.

- 2.3 Officers have sought advice from Government Office contacts who have reaffirmed their position that local planning authorities should continue with their plan making as appropriate but should seek a steer from Members upon the approach to RSS. Further guidance was anticipated from the Planning Minister but at the time of writing no such guidance has been published. A verbal update will be given at the Committee meeting should anything further be received. It needs to be borne in mind that RSS is still in place, as is the legal framework for the creation of Local Development Frameworks, similarly planning guidance is still set within the LDF process. Some guidance has been published by the Planning Inspectorate to help Inspectors deal with the current circumstances which is a helpful reference, a copy of this is attached for information.

3 RSS HOUSING NUMBERS

- 3.1 Members are asked to give consideration to how the Council should continue to treat the RSS in the current circumstances in particular in relation to housing matters. The evidence and information that underpins the RSS is still in place and sets an up-to-date position on the strategy and guidance in the RSS. In terms of housing numbers it seeks to ensure in Ribble Valley's case that a minimum of 161 dwellings per year are planned for. This figure was the subject of review in 2008 when the RSS was being finalised. At that time the Council considered a number of options including high growth scenarios, minimal growth and options that looked at different spatial distribution of development across the region. Planning and Development Committee considered a report in June 2008, Minute 191 refers. It was recognised that given the quality of the rural environment (over 70% of the area designated as Area of Outstanding Natural Beauty for example) and the impact that high growth options would have on this character of the area a scenario close to the existing levels of housing provision set out in the spatial plan was preferred. Ultimately this resulted in the figures established in the current RSS continuing at 161.
- 3.2 The consideration given to the RSS housing figures was consistent with that given in the dealing with generation of the plan only a few years earlier when this Authority supported the provision being made in the plan. Ribble Valley as a Council, has therefore taken a position where it as not sought to challenge the current RSS figures based upon the needs of the Borough and the desire to protect the character of its area. Evidence from the Council's Strategic Housing Market Assessment and our own monitoring of housing completions before the moratorium was in place (pre 2004) would also support a position of housing delivery that reflected the current RSS position, namely, a level of development that was at least giving in the order of 161 units per year through market delivery, in some years levels were well above this rate however.
- 3.3 If Members sought to revise the level of housing provision additional work would need to be undertaken on the housing evidence base to refresh the existing housing market

assessment, although the adopted Strategic Housing Market Assessment indicates a significant shortfall in affordable housing provision, at a level higher than the annual housing figures we are currently working to. Consequently our own evidence base as it stands at the moment would indicate a higher level of provision is required than the RSS. In the absence of any additional evidence work it is suggested that the Council should continue to apply the existing RSS figures as the basis of its housing requirements, certainly to establish a working position for the determination of planning applications and to secure affordable housing in the immediate future.

- 3.4 The delivery of affordable housing is a key ambition for this Authority, and given the likelihood that central funding for housing providers to meet housing needs will be reduced, the need to facilitate provision in conjunction with housing market schemes will be one of the principal means of securing affordable housing in the area. If less market housing is delivered (by lowering planned requirements) it will be far more difficult for the Council to meet its affordable housing ambitions. This consideration also supports the approach of continuing to work with the established RSS housing figures.

4 THE CORE STRATEGY

- 4.1 As a statutory development plan the Core Strategy has to be taken through a series of formal steps in the plan making process. The next key, and critical step to the Ribble Valley Core Strategy, is to publish for consultation a series of options formulated around a vision and a number of objectives. This would be subject to a 6 week period of statutory consultation which would then lead to the Council preparing what is in effect its preferred or proposed plan informed by that consultation together with the supporting evidence that that Council has drawn together so far. The strategy options are designed to deliver the levels of housing provision set out in the RSS, namely 161 houses per year over a 15 year period. Whilst the core strategy itself does not allocate land it will establish where development would take place and potentially through strategic site options, identify areas of search for development land. Although the key issue for the Council is delivering housing land the strategy would also look at employment land development needs and infrastructure provisions to support it. Other parts of the Local Development Framework would deal with progressively more detailed elements of planning policy.

- 4.2 The strategy options developed so far will require the release of relatively extensive areas of Greenfield land. In identifying suitable land the Council would have regard to the evidence base and particularly the survey material published in the adopted Strategic Housing Land Availability Assessment. As a consequence in taking forward the existing approach based around adopted RSS figures the Council will be consulting the public on a draft plan that will lead to Greenfield land coming forward. This brings with it the risk of creating some public concern at a time when the strategic basis is on notice to be changed. We do not of course know at this stage, and it could be some time before a replacement system can be put in place, how the process will change. However, there is also a high risk that should the Council not be in a position to put forward its proposals for an area, there will be pressure to determine applications without a local strategic framework and significant amounts of development could come forward in an uncoordinated way. There could be a significant level of appeals without a clear picture of how the Council would wish to see the area develop.

- 4.3 There would not of course be a complete policy vacuum at the local level as the saved policies of the Districtwide Local Plan will remain (pending any changes to planning legislation) however whilst in terms of settlement policies the existing strategy has some relevance, it provides no real opportunities to consider development and growth with very limited capacity within existing tightly drawn settlement boundaries and no further allocations of housing land in particular to be brought forward. In essence there is a need to put in place a local level strategy (Core Strategy) that provides an up-to-date framework to help manage development in the area.
- 4.4 Some authorities have because of pressure particularly on greenbelt land have chosen to stop work on their Core Strategies where they are at a stage of formal examination or further on in the statutory process. Many of these authorities are located in the southeast where pressures from release of large amounts of housing land have been particularly strong. It is an option not to progress any further work on the Core Strategy and to await the outcome of a revised plan making system. However the process of putting legislation in place means that there is likely to be a long period when there would be no framework with which the Council can guide and steer development at the local level.
- 4.5 In Ribble Valley's case it is considered important therefore to continue with the current stages of work on the Core Strategy to get to a position whereby options are tested, and a preferred approach can be identified. We would need to reflect the established regulations in doing so to support taking the work forward through any transitional stages, or were it more appropriate to take an informal, non-statutory approach pending a review of the plan making process. This would mean any resulting non-statutory process would have some weight as it had followed recognised procedures. By the time the Council would need to be in a position to commit to further statutory stages, the position could be assessed before any additional expenditure was made. This would be particularly important as we approach the stage after next, namely formal submission and public examination by a Planning Inspector which is the most costly part of the process.

5 CONCLUSIONS

- 5.1 There are a number of important implications of the abolition of the RSS. There are practical implications in dealing with planning applications for which the RSS provides the basis of housing land supply. There are also important implications for progressing the Core Strategy and putting in place a local planning policy framework to safeguard the interests of the borough.
- 5.2 Although the ministerial statement provides the opportunity to ignore the RSS housing figures pending further formal guidance, to do so would make the immediate function as Local Planning Authority extremely difficult. The Council should consider the adoption of the existing RSS housing figures as the basis for its housing land supply based upon the RSS and local evidence base.
- 5.3 Members should also consider for the purposes of progressing a locally derived plan for the area to continue with the current stages of the draft Core Strategy as this will inform both the current statutory process, any transitional arrangements (yet to be published) and if appropriate a non-statutory interim approach for the Council. Members will be kept informed of any new regulations or statements as issued, together with the

implications for the Council's plan making responsibilities. In addition there may well be further opportunities explored with Pennine Lancashire authorities to determine whether the level of strategic plan making could be dealt with at Pennine Lancashire level.

4 RISK ASSESSMENT

4.1 The matters dealt with in this report may have the following implications:

- Resources – Resources to carry forward the Core Strategy to its next stage are contained within existing budgets.
- Technical, Environmental and Legal – The Core Strategy is part of the statutory plan making process.
- Political – None.
- Reputation – The Council's decision on how to proceed may affect its reputation and it needs to be able to demonstrate its role as Local Planning Authority when determining how the area is to develop.

5 **RECOMMENDED THAT COMMITTEE**

- 5.1 Confirm the application of the adopted Regional Spatial Strategy as the strategic basis for housing land supply monitoring and developing the Draft Core Strategy pending further information or revisions to the statutory development plan process.
- 5.2 Instruct the Director of Development Services to report on the Draft Core Strategy to the next available Committee.

DIRECTOR OF DEVELOPMENT SERVICES

For further information please ask for Colin Hirst, extension 4503.

(17061004)

Minutes of Planning and Development Committee

Meeting Date: 17 June 2010 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

| | |
|-------------|---------------|
| D Berryman | J S Sutcliffe |
| R Croasdale | M Thomas |
| T Hill | R Thompson |
| B Hilton | J White |
| J Rogerson | |

In attendance: Director of Development Services, Building and Development Control Manager, Forward Planning Manager, Legal Services Manager, Principal Planning Officer (Design and Conservation), Rural Regeneration Officer and Assistant Planning Officer

Also in attendance: Councillors E M H Ranson and N C Walsh.

124 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Elms and D Taylor.

125 MINUTES

The minutes of the meeting held on 20 May 2010 were approved as a correct record and signed by the Chairman.

126 DECLARATIONS OF INTEREST

There were no declarations of interest.

127 PUBLIC PARTICIPATION

There was no public participation.

128 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

129 PLANNING APPLICATIONS

● [REDACTED]

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

The Forward Planning Manager submitted a report explaining the implications of the Government's recent announcements on the changes to regional spatial strategies for the Ribble Valley Core Strategy.

Officers were due to present the draft Core Strategy with a view to publication for public consultation over this summer. Members had had previous briefings on this in conjunction with the work on the Strategic Housing Land Availability Assessment (SHLAA) undertaken last year. This indicated the scale of land that would need to be released to meet housing requirements and around which other land uses such as open space and employment land would also need to be determined.

The Government had recently announced its intention to abolish RSS issuing a statement to the effect which is to be treated as a material consideration as appropriate.

Members were asked to give consideration to how the Council should continue to treat the RSS in the current circumstances, in particular in relation to housing matters. In terms of housing numbers it sought to ensure that in the Ribble Valley's case a minimum of 161 dwellings per year were planned for. Ribble Valley as a Council had taken the position where it had not sought to challenge the current RSS figures based upon the needs of the Borough and the desire to protect the character of its area.

In the absence of any additional evidence work it was suggested that the Council should continue to apply the existing RSS figures as the basis of its housing requirements.

The next key and critical step to the Ribble Valley Core Strategy was to publish for consultation a series of options formulated around a vision and a number of objectives. This would be subject to a six week period of statutory consultation which would then lead to the Council preparing what was in effect its preferred or proposed plan informed by that consultation together with the supporting evidence that the Council had drawn together. The strategy options were designed to deliver the level of housing provision set out in the RSS, namely 161 houses per year over a 15 year period.

The Strategy options developed so far would require the release of relatively extensive areas of green field land. There was a need to put in place a local level strategy (Core Strategy) to provide an up to date framework to help manage development in the area. In Ribble Valley's case it was considered important therefore to continue with the current stages of the work on the core strategy to get to a position whereby options were tested and a preferred approach could be identified.



Appendix D

Policy Conformity Table

Appendix D

Policy Conformity Table

Introduction

Discussion and compliance with strategic and spatial policies are set out in Chapter 3 of the planning statement. The tables within this appendix outline compliance with other relevant detailed policy matters contained within the Development Plan.

Saved policies of Ribble Valley Districtwide Local Plan – Adopted June 2008 (RVDLP)

Compliance with relevant policies is detailed below:

| Policy | Comment | Compliance? |
|--|--|---|
| Policy G 2 Policy G 5 Policy G 6 Policy ENV 1 Policy ENV 2 Policy ENV 3 Policy ENV 4 Policy ENV 5 Policy H 2 Policy H 19 Policy H 20 Policy H 21 Policy T 1 | <i>Discussed in Planning Statement text</i> | |
| Policy G 1 | Criteria | Comment |
| | (a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature. | These issues are discussed in detail in the Design & Access Statement. |
| | (b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations. | These issues are addressed in the Transport Assessment and Travel Plan. |
| | (c) Developments should make adequate arrangements for car parking (see Policy T7). | |
| (d) A safe access should be provided which is suitable to accommodate the | | |

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| | scale and type of traffic likely to be generated. | | |
| | (e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities. | These issues are discussed in detail in the Design & Access Statement. | ✓ |
| | (f) Developments should provide adequate arrangements for servicing and public utilities. | Adequate arrangements are achievable; these are discussed in detail in the Utilities Report and FRA. | ✓ |
| | (g) Developments should provide adequate daylighting and privacy. | Whilst matters to be considered as part of a subsequent reserved matters application, the approach proposed is set out in the Design & Access Statement. | ✓ |
| | (h) Materials used should be sympathetic to the character of the area. | | ✓ |
| | (i) Developments should not result in the loss of important open space including public and private playing fields. | No such space is impacted by the proposals. | ✓ |
| | (j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance. | The proposals cause no damage any such designated areas. These matters are discussed in the Ecological Assessment. | ✓ |
| | (k) Development should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation. | No such features are harmed by the proposed development. Further details on drainage is set out in the FRA. | ✓ |
| | (l) Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements. | The development will conform to these aspirations | ✓ |
| | (m) Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply, which will not derogate existing users. | N/A. There is adequate public water supply, as detailed in the Utilities Report. | ✓ |
| Policy G 11 | The policy encourages crime prevention to be considered at the design stage. Whilst a matter to be considered as part of a subsequent reserved matters application, the approach proposed is set out in the Design & Access Statement. | | ✓ |
| Policy ENV 6 | This safeguards best and most versatile agricultural land (Grade 1 to 3a). The site is designated as grade 4 to 5 and therefore does not involve the loss of best and most versatile agricultural land | | |
| Policy ENV 7 | This policy relates to protected species. The Ecological Report concludes that the development of the site does not give rise to unacceptable harm with regard to ecology. | | ✓ |

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| Policy ENV 13 | This policy provides landscape protection, seeking to resist proposals which harm important landscape features. Landscape Character Assessment concludes that the proposals can be satisfactorily assimilated into the existing landscape. | ✓ |
| Policy ENV 14 | ENV 14 protects the Borough's archaeological and historic heritage. The Archaeological Report on this site concludes that... | ✓ |
| Policy RT 8 | This policy requires all residential sites over 1 hectare to provide adequate and useable open space. The Policy refers to the standards set out in the unsaved Policy RT9; the saving direction comments proposals should instead reflect PPG17. The Design and Access Statement details the approach to this matter, with the illustrative master plan indicating how the appropriate level of open space could be accommodated. | ✓ |
| Policy RT 18 Policy RT 19 | These policies seek to improve and maintain public rights of way. No such routes exist across or adjacent to the application site. The proposed pedestrian connections are considered in Transport Plan, Travel Plan and Design & Access Statement. | ✓ |
| Policy T 7 | Requires development proposals to provide adequate car parking. Whilst this would be addressed as part of the reserved matters application, the density of development proposed would allow adequate provision to be made. | ✓ |
| | | ✓ |

North West RSS

| Policy | Comment | Compliance? |
|--|---|-------------|
| Policy DP1 – 9 RDF 1 RDF 2 Policy W1 Policy L1 Policy L2 Policy L4 Policy L5 Policy EM1 Policy CLCR1 Policy CLCR2 | <i>Discussed in Planning Statement text</i> | |
| Policy RT2: Managing Travel Demand | Policy RT2 requires The Regional Planning Body, local authorities, and other highway and transport authorities to develop a coordinated approach to managing travel demand. In accordance with the advice in policy RT2 early community consultation has been undertaken and liaison with Ribbles Valley Borough Council. | ✓ |

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| | The proposals are located so as to assist in reducing the car-borne commuting and education trips during peak periods. Measures to discourage car use are proposed by way of a Travel Plan which promotes the use of public transport, walking and cycling. | |
| Policy RT 4: Management of the Highway Network | This policy notes the importance of the region's road network as being vital to the economy of the North West, providing the means to transport goods and people within and outside the region. The Transport Assessment produced by Ashley Helme Associates demonstrates that the anticipated traffic generation resulting from the proposed development is regarded as acceptable in highway terms. | ✓ |
| Policy RT 9: Walking and Cycling | <p>The Travel Plan prepared Ashley Helme Associates details the measures to be employed by the Travel Plan Coordinator to encourage walking and cycling and to widen accessibility to nearby facilities by modes other than the private car, as encouraged by this policy. This will assist in promoting environmental, social and health benefits.</p> <p>The Travel Plan will perform as an explanatory document and tool for users that will encourage the use of routes linking residential areas with employment areas, transport interchanges, schools, hospitals and other community services by public transport, car sharing, walking and cycling.</p> | ✓ |
| Policy EM1 (A): Landscape | <p>As part of the preparatory work related investigation has been undertaken in respect of the natural environment within and surrounding the environs of the site.</p> <p>The approach adopted within the proposals is on of, protect, maintain and enhance natural, and other distinctive features that contribute to the character of landscape.</p> <p>The Landscape and Visual Assessment undertaken by FPCR demonstrates that the impact of the development will be moderate and in the longer-term will be satisfactorily assimilated into the landscape.</p> | ✓ |
| Policy EM1 (B): Natural Environment | The proposals will assist in securing a 'step-change' increase in the biodiversity of the site by delivering enhancement and long-term future management of the natural habitat areas on site. | ✓ |
| Policy EM1 (C): Historic Environment | Plans, strategies, proposals and schemes should protect, conserve and enhance the historic environment supporting conservation-led regeneration in areas rich in historic interest. Consistent with this objective site has been surveyed for its archaeological interest. The findings demonstrate that site is not constrained by archaeological matters. | ✓ |
| Policy EM1 (D): Trees, Woodlands and Forests | In line with Policy EM1 (D) the proposals will result in significant the additional native species tree planting, landscaping for which their future maintenance will be secured through the application of an appropriate management plan. | ✓ |

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| Policy EM 3: Green Infrastructure | <p>The proposals deliver wider spatial outcomes by incorporating environmental and socio-economic benefits by conserving and managing existing green infrastructure; creating new green infrastructure with both formal and informal laid out open space. These areas will be functional, high quality, and will provide good connectivity throughout the scheme and ensure integration with Clitheroe.</p> | ✓ |
| Policy EM 5: Integrated Water Management | <p>The Flood Risk Assessment produced by FLP which accompanies the planning application demonstrates that the proposals do not give rise to any adverse impacts in respect of Flood Risk.</p> <p>The development will be phased so that new sewage infrastructure capacity can be provided without environmental harm.</p> | ✓ |
| Policy EM 17: Renewable Energy | <p>In line with the North West Sustainable Energy Strategy, the proposals will achieve the requisite 15% target of energy provision from on site renewable sources. The detailed information in this respect is contained with the accompanying Renewable Energy statement produced by FLP.</p> | ✓ |