

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 11 SEPTEMBER, 2008
title: SETTLEMENT HIERARCHY – LDF CORE STRATEGY
submitted by STEWART BAILEY - DIRECTOR OF DEVELOPMENT SERVICES
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1 PURPOSE

1.1 To inform the Council regarding the above document, which will form a part of the evidence base required to justify policies within the developing Local Development Framework Core Strategy.

1.2 Relevance to the Council's ambitions and priorities:

- Council Ambitions – The document that is the subject of this report, as part of the LDF Core Strategy, relates to Council ambitions of making people's lives safer and healthier and also helping to protect the environment, by directing future development into appropriate and sustainable locations.
- Community Objectives – The matters covered in this report will contribute to several of the objectives of the Sustainable Community Strategy including improving accessibility and service delivery, appropriate housing, encouraging economic activity and aiding the regeneration of Market Towns
- Corporate Priorities – This paper will help improve the evidence base of the Local Development Framework thereby assisting performance and consistency.
- Other Considerations – None.

2 INFORMATION

2.1 A settlement hierarchy helps to inform decisions about the scale and future location of new development across the Borough. It will form an important part in deciding which rural settlements should be the focus of new development as a part of ensuring that any such development is socially, environmentally and economically sustainable.

2.2 The hierarchy takes into consideration, for all the defined settlements in the Borough, the current level of services and facilities in terms of employment, transport, convenience, community, health and education and combines them with a consideration of demographics, house price indicators, employment and commuting patterns drawn from both national and authority surveys. It then scores these various aspects for each settlement to draw out, for discussion, how each may compare in terms of the possible location of future development, for instance which may have the capacity to possibly become more local service centres, given the more general importance of Clitheroe, Longridge and Whalley. The main points of this analysis are discussed in an executive summary, with detailed analyses contained in Appendices 1 and 2

- 2.3 It will feed into the Core Strategy, a central part of the Local Development Framework (LDF) which will deal with where new development should be located, including housing, employment, retail and community facilities.
- 2.4 LDF policies will have to be underpinned by solid evidence and will be tested through a Planning Inspectorate enquiry. Policies which cannot be justified by a credible evidence base could be found unsound and deleted from the LDF.

DIRECTOR OF DEVELOPMENT SERVICES

BACKGROUND PAPERS

Nil

For further information please ask for Phil Dagnall, extension 4570.