

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 17 JUNE 2010
title: LOCAL DEVELOPMENT FRAMEWORK EVIDENCE BASE – REVIEW OF
POLICY G6 - ESSENTIAL OPEN SPACE
submitted by: STEWART BAILEY - DIRECTOR OF DEVELOPMENT SERVICES
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1 PURPOSE

1.1 To confirm the Essential Open Space Audit for consultation.

1.2 Relevance to the Council's ambitions and priorities:

- Council Ambitions – The Essential Open Space audit is a key element of the baseline information for the Local Development Framework. It will assist with the protection and enhancement of the quality of the environment.
- Community Objectives – As a tool for informing spatial policy, it will provide a basis from which to identify 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 Essential Open Space Audit will provide a tool to inform future policy and will aid performance and consistency.
- Other Considerations – The Council has a duty to prepare spatial policy that has been built on a robust and credible evidence base of which the Essential Open Space Audit is an integral part.

2 INFORMATION

2.1 The new approach to development plans introduced by the Planning and Compulsory Purchase Act 2004 requires the Council to develop a new suite of documents known as the Local Development Framework (LDF) that will replace the adopted Districtwide Local Plan. The policies within the LDF must be informed by a strong, robust baseline. Officers are fully aware of significant impending change to the overall planning system but that should not be allowed to prevent essential progress on key aspects of policy development.

2.2 Members will be aware of Policy G6: Essential Open Space within the Districtwide Local Plan which identifies sites that have significant amenity value either visually or through their recreational value, which protects them from unnecessary development in order to preserve the characteristics of the plan area. Due to the fact that these sites were identified in the previous plan making process it has been necessary to consider whether the designation is still relevant. This was an issue raised in response to the previous consultation on the Strategic Housing Land Availability Assessment (SHLAA) where the continued relevance of some G6 designated areas was questioned.

2.3 The Policy in the Districtwide Local Plan is as follows:

“Development will not be permitted on land which is designated as essential open space on the Proposals Map unless it does not compromise the visual quality and value of general openness or the recreational value of the site or unless warranted by overriding material considerations in the public interest”.

2.4 The review is an evidence base document which will feed into the Local Development Framework. In carrying out the review of the designation, the Council used a list of criteria which consisted of an evaluation of the visual quality of the site; an assessment of the contribution the site makes to the townscape of the area, or enhancement of the setting of important buildings and its importance as an area of recreational open space. Each of the 178 G6 designated sites were visited and the same assessment criteria was used. Each site has been given a reference number to enable the sites to be mapped electronically.

3 RESULTS OF THE AUDIT

3.1 The full survey and the assessment of each site can be viewed at the Level D reception desk. In summary out of the 178 sites, 140 of the sites were considered to be still worthy of retention for their amenity or recreational amenity value. The remaining 38 sites are listed in Appendix 1 to this report together with plans.

3.2 The withdrawal of the designation will result in any future planning applications being judged against the relevant settlement strategy policy for the respective main settlement/ village (Policies G2, G3, and G4 of the Districtwide Local Plan). The settlement policy is indicated in the table against each site and an extract of the plan policies is included as Appendix 2 for reference.

3.3 The implication of the proposed change is important to consider. By changing the effective designation some sites may be considered for development where previously they have been protected. Land could therefore be released for development including residential where a scheme complies with development plan and national policy guidance by way of a planning application. Clearly not all sites would be suitable for development but it is important that the proposals set out in this review are subject to public consultation. It is equally important to note that this review is not seeking to make allocations for development land, this would be subject of a separate process in creating the Local Development Framework. Nevertheless, it could result in additional land coming forward for development.

4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications:

- Resources – Matters covered in this report has no resource implications other than consultation costs which will be covered by existing LDF budgets.
- Technical, Environmental and Legal – The production of a robust LDF baseline is a statutory requirement. It will inform future policy development.
- Political – No direct political implications.
- Reputation – None

5 RECOMMENDED THAT COMMITTEE

- 5.1 Agree the Essential Open Space Review for consultation as appropriate, following which, in consultation with the Chairman, to review the consultation responses and where it is agreed that the responses raise no issues of concern, to adopt the Essential Open Space Review as part of the LDF evidence base, and to treat the review as a material consideration when determining planning applications.

DIRECTOR OF DEVELOPMENT SERVICES

BACKGROUND PAPERS

Planning Policy Statement 12: Local Spatial Planning

For further information please ask for Claire Booth, extension 4493.

APPENDIX 1

LOCAL DEVELOPMENT FRAMEWORK EVIDENCE BASE REVIEW OF POLICY G6 – ESSENTIAL OPEN SPACE - SITES PROPOSED FOR REVIEW

CLITHEROE

Site Reference	Site Address	Policy
Clitheroe 08	Car park in front and adjacent to Tesco supermarket	Policy G2
Clitheroe 19	Land at the rear of Natwest Bank accessed from York Street	Policy G2
Clitheroe 21	Land surrounding Ribblesdale High School Technology Centre	Policy G2
Clitheroe 22	Land between Green Drive and Clitheroe Hospital, Chatburn Road	Policy G2
Clitheroe 26	Land surrounding Park Hill and Park Side, Waddington Road	Policy G2

CHATBURN

Site Reference	Site Address	Policy
Chatburn 03	Land in front of properties on Pendle Avenue	Policy G4

COPSTER GREEN

Site Reference	Site Address	Policy
Copster Green 02	Grass island separating the access tracks from Longsight Road towards Pennine Cottage and Castle Cottage.	Policy G4
Copster Green 03	Land adjacent to Pennine Cottage	Policy G4
Copster Green 09	Land in front of Homeacre and Whitecroft, Lovely Hall Lane	Policy G4

DUNSOP BRIDGE

Site Reference	Site Address	Policy
Dunsop Bridge 01	Grassed area in front of the properties on The Crescent	Policy G4

GISBURN

Site Reference	Site Address	Policy
GISburn 05	Land at the rear of the White Bull Public House	Policy G4

HOLDEN

Site Reference	Site Address	Policy
Holden 01	Field opposite Higher and Lower Scarloom House	Policy G4
Holden 02	Land between Summerfield House Lower and Peel Croft	Policy G4

HURST GREEN

Site Reference	Site Address	Policy
Hurst Green 04 (part of site only)	Land located at the rear of nos. 1-6 Whalley Road, partly behind the Eagle and Child PH and to the East of the Shireburn Hotel (part of site to be retained as parking for village businesses)	Policy G4

LANGHO

Site Reference	Site Address	Policy
Langho 02	Land located between Fields End and Whalley Road	Policy G4

LONGRIDGE

Site Reference	Site Address	Policy
Longridge 02	Land between Nos. 94 and 96 Hacking Drive	Policy G2
Longridge 12	Land at the rear of the former Dog Inn Public House	Policy G2
Longridge 13	Land to the rear of nos. 24-50 Higher Road and nos. 20-30 Dilworth Lane	Policy G2
Longridge 14	Land in front of nos. 26-32 Jeffrey Avenue and opposite nos. 23 and 25	Policy G2

RIBCHESTER

Site Reference	Site Address	Policy
Ribchester 02	Garden area of Lower Boyce Farm, Blackburn Road	Policy G4
Ribchester 04	Land adjacent to the West of nos. 19-21 Blackburn Road	Policy G4

RIMINGTON

Site Reference	Site Address	Policy
Rimington 01	Land surrounding West Croft, Rimington Lane, Rimington	Policy G4
Rimington 02	Land adjacent and to the rear of Fir Trees Farm, Rimington Lane	Policy G4

SABDEN

Site Reference	Site Address	Policy
Sabden 01	Land on the West of Clitheroe Road between Top Row and Dawson Fold	Policy G4
Sabden 03	Land in front of Badger Wells Cottages	Policy G4
Sabden 04	Grass verges on either side of the lane leading from the Sunday School to Hey Cottages	Policy G4
Sabden 11	Land adjacent to Whalley Road within the boundary wall of the properties known as The Whins.	Policy G4
Sabden 12	Land to the North of Whins Lodge within the curtilage	Policy G4
Sabden 13	Garden area in front of Lower Whins	Policy G4

SLAIDBURN

Site Reference	Site Address	Policy
Slaidburn 03	Land located on the left hand side of the road when travelling North from the War memorial (Jubilee Gardens), Chapel Street	Policy G4
Slaidburn 04	Agricultural land between nos. 5 and 7 Chapel Street	Policy G4

TOSSIDE

Site Reference	Site Address	Policy
Tosside 01	Land at the side of the former Gisburn Forest CofE Primary School	Policy G4
Tosside 03	Land adjacent to Smithy Cottage	Policy G4

WHALLEY

Site Reference	Site Address	Policy
Whalley 03	Land at Hayhurst Road fronting on to Clitheroe Road	Policy G2

WADDINGTON

Site Reference	Site Address	Policy
Waddington 02	Grassed area in front of properties on Church Close	Policy G4

WEST BRADFORD

Site Reference	Site Address	Policy
West Bradford 02	Garden area adjacent to no. 1 Millstone Cottages	Policy G4
West Bradford 05	Land between Hippings House and Old Hall	Policy G4

WORSTON

Site Reference	Site Address	Policy
Worston 02	Garden surrounding Hall Croft	Policy G4
Worston 04	Land in front of Dugdales Barn	Policy G4

EXTRACT OF POLICIES FROM Districtwide Local Plan

3.2.5 POLICY G2

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:

- i) Wilpshire - development of sites within the settlement boundary and outside the green belt;
- 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;
- iii) Billington, Longridge and Whalley - development wholly within the built part of the settlement or the rounding-off of the built-up area.

3.2.6 Wilpshire, Clitheroe, Billington, Longridge and Whalley will be described as the main settlements elsewhere in this plan. This policy recognises the need to define the main settlements of the Borough, and to designate those sites which are appropriate for large-scale development. In drawing the main settlement boundaries the following criteria have been applied:

Main settlement boundaries will:

- include all properties physically linked to the main part of the settlement;
- include necessary land-use allocations;
- where appropriate the boundary will follow the lines of residential curtilage;
- include sites which are so damaged by visual intrusion as to be unworthy of designation in the open countryside beyond.

3.2.7 In applying this policy the following terms and definitions are important:

- Consolidation of development - this refers to locating new development so that it adjoins the main built-up area of a settlement and, where appropriate, both the main part of the settlement and an area of sporadic or isolated development. Proposals on sites covering open land in excess of one hectare will not be considered appropriate.
- Expansion - 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.
- Rounding-off development - this refers to development which is essentially part of rather than an extension to the built-up part of the settlement. It can be defined as the development of land within the settlement boundary (which is not covered by any protective designation) where at least two thirds of the perimeter is already

built-up with consolidated development. Such sites will normally be relatively small and should not involve the development of visually important "green wedges". Proposals on sites covering open land in excess of one hectare will not normally be considered appropriate.

3.2.8 Over recent years development wholly within settlements and rounding-off development has provided a number of opportunities for house building. Opportunities often arise on derelict land, through the closure of commercial premises and on sites where unfit buildings have to be cleared. In many cases the development has made a significant environmental improvement.

3.2.9 It is assumed that sites will continue to come available throughout the plan period, and that these will make a contribution towards the Borough's overall housing land supply. This will help to protect less suitable greenfield sites on the edge of main settlements from development pressures.

3.2.10 It should be noted that this policy does not permit the development of essential open spaces or land which is in recreational use.

3.2.11 POLICY G3

Within the villages of Mellor Brook, Read and Simonstone, as defined on the proposals map, planning permission will be granted for:

(a) The development and redevelopment of land wholly within the settlement boundary, not defined as essential open space (it should be noted that that the Borough Council will negotiate to secure an element of affordable housing on large sites, see Policy H19).

3.2.13 It should be stressed that any development considered acceptable must lie within the settlement boundaries as shown on the proposals map. In addition land defined as essential open space is protected by Policy G6.

3.2.14 POLICY G4

Within the villages of:

Barrow	Holden	Sabden
Bolton-by-Bowland	Hurst Green	Sawley
Copster Green	Langho	Slaidburn
Chatburn	Mellor	Tosside
Chipping	Newton	Waddington
Downham	Osbaldeston	West Bradford
Dunsop Bridge	Pendleton	Wiswell
Gisburn	Ribchester	Worston
Grindleton	Rimington	

as defined on the proposals map, planning permission will be granted for proposals falling within the following categories:

- a) The development of sites allocated in this plan.
- b) The use of infill sites not defined as essential open spaces.

- c) The rehabilitation and re-use of rural buildings (subject to Policies H15, H16, H17, EMP9 and RT3).
- d) Proposals which contribute to the solution of a particular local housing, social, community or employment problem. In the case of housing development proposals will be expected to conform to Policy H20.

3.2.15 It is important to define which villages can accommodate small-scale development and to establish exactly what will be considered acceptable. The policy recognises the need to protect the individual character of each village. It also prevents unnecessary expansion into the countryside. In this respect the village boundaries have been drawn on the following basis:

- i) All properties physically linked to the main (built) part of the settlement are included;
- ii) All undeveloped areas of existing planning consents are included;
- iii) They include residential curtilages;
- iv) Boundaries do not include properties separated from the main body of the settlement by areas of open land not forming a residential curtilage;
- v) In most cases single depth development (ribbon development) along roads leading out of settlements has been excluded, unless the area is physically well related to the settlement.

3.2.16 For the purpose of this policy infill development is defined as:

"the filling of small gaps within small groups of houses where:

- i) the site is not designated as essential open space;
- ii) proposals which would not lead to ribbon development or a fragmented pattern of development;