

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY 16th JUNE, 2011
title: CORE STRATEGY- KEY STATEMENT AND DEVELOPMENT MANAGEMENT
POLICIES – PROPOSED REVISIONS
submitted by CHIEF EXECUTIVE
principal author PHIL DAGNALL

1 PURPOSE

1.1 To inform the Council regarding the outcomes of the recent consultations on the Core Strategy, and how they are influencing the development of the document. The Core Strategy is a fundamental part of the Local Development Framework (LDF) which will ultimately become a part of the Borough's statutory plan and guide the location of future development.

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 and enhance the local environment.
- Community Objectives – The matters covered in this report will contribute to the objectives of building safer communities, and ensuring that there is a suitable supply of sites for employment and appropriate housing
- Corporate Priorities – This paper will help improve the evidence base of the Local Development Framework thereby assisting performance and consistency.
- Other Considerations – None.

2 BACKGROUND

2.1 The Core Strategy is a central planning document within the Local Development Framework (LDF) that will ultimately replace the current District Wide Local Plan and become part of the statutory plan for the Borough into the future. It is produced following a prescribed series of consultations related to relevant regulations within government legislation. This document concerns some of the responses to the Regulation 25 consultation stage (also termed as the "Issues and Options" stage) that was held in the latter half of 2010 and how they have affected the development of parts of the document.

2.2 The Issues and Options version of Core Strategy contained a Vision for the area, a series of Strategic Objectives, a set of "Key Statements" on a variety of themes such as sustainability, housing, the local economy and others, a set of Development Strategy Options and finally a series of Development Management (DM) policies that elaborate on the Key Statements. These Development Management policies will eventually replace the current detailed policies in the District Wide Local Plan that are used at

present by RVBC planning management staff. They will thus become the new guidelines in the local assessment of future planning applications once the Core Strategy is formally adopted.

- 2.3 Following the 2010 consultation, which was widely consulted on, just under 750 individual responses were received from a wide variety of sources including local residents, local and national organisations, local authorities and national agencies on different parts of the document. These were all entered into our LDF database.
 - 2.4 As an initial part of the assessment of these responses a Schedule has been drawn up listing, underneath each of the Key Statements, and then each of the Development Management policies, each of the responses made, including the organisations of the respondent and a summary of the response, including any specific changes proposed. Then, for each Key Statement and Development Management Policy there is a discussion of each point made and a recommendation as to which responses should be taken into the document as potential amendments and why. Below this discussion, for each of the Key Statements, and any associated explanatory text considered to need amending is the original version of the text followed by the amended version underlined. For the Development Management (DM) policies the same overall format is followed except that the amendments are underlined within the overall the original text. This detailed Schedule is available in hard copy in the Members' Room.
 - 2.5 This report deals solely with how these responses have influenced two parts of the Core Strategy. These parts are the Key Statements and their associated explanatory text and the Development Management (DM) policies (the latter within Appendix 4 of the Regulation 25 Core Strategy document). How the consultation has affected other elements of the Core Strategy will be reported on elsewhere in other documents.
- 3 Appendix 1 of this report includes in Section 3 below just the amended versions of the Key Statements drawn from the detailed schedule and those DM policies that have been amended, with underlined amendments. Some DM policies either have not been amended or received no consultation responses. These policies have therefore been retained unamended and only referred to by their title.
 - 3.1 In general terms many of the Key Statements have been amended to varying degrees with perhaps the most changes to the Sustainability Key Statement. In addition there have been changes to many of the DM policies, some minor though there are significant changes to DME5 Renewable Energy and a proposal for completely new DME6 Water Management policy. Also the DME1 Trees policy has received more clarification and DMH1 Affordable Housing Criteria has had additions made reflecting recent changes to policy
 - 3.2 The original Regulation 25 consultation version of the Core Strategy on which the comments below were based is available as a hard copy in the Members Room, together with a hard copy of the Appendix 1 Schedule of this report. In addition the original Core Strategy consultation document is available through a link on the council's website at:

http://www.ribblevalley.gov.uk/info/200180/planning_policy/429/welcome_to_planning_policy/13

4 RISK ASSESSMENT

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

- Resources – No immediate implications.
- Technical, Environmental and Legal – The Core Strategy is a statutory requirement of the planning process.
- Political – No direct political implications.
- Reputation – The Council would wish to be seen to take note of the consultation responses to this important planning document and amend the draft in light of relevant comment as a part of its long term planning development.

5 **RECOMMENDED THAT COMMITTEE**

5.1 Agree the proposed changes and that the changes are subject to a period of consultation.

5.2 That the Chief Executive is asked to report the outcome of the consultation before the policies are incorporated into the Core Strategy.

CHIEF EXECUTIVE

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

APPENDIX 1

AMENDED KEY STATEMENTS AND DEVELOPMENT MANAGEMENT POLICIES

Please note that for each Key Statement the original text is presented as whole paragraphs, followed by the amended version of the whole paragraph underlined .

For each Development Management policy the amendments are underlined within the full original text

1.0 ENVIRONMENT CHAPTER

1.1 Green Belt Key Statement (original) No change proposed

1.2 The overall extent of the green belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment. The development of new buildings will be limited to the purposes of agriculture, forestry, essential outdoor sport and recreation, cemeteries and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of the designation

1.3 Landscape Key Statement (original)

1.4 The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area

1.5 The landscape and character of those areas immediately adjacent to the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

1.6 As a principle the council will expect development to be in keeping with the character of the landscape, reflecting local vernacular style, scale, style, features and building materials.

1.7 Landscape (amended version)

1.8 The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

As a principle the council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

1.9 **Para 5.2.3 (original)**

Over 75% of the area is designated as an Area of Outstanding Natural Beauty and outside these statutory areas the borough comprises extensive areas of open countryside much of which has an intrinsic value that contributes to the quality of the landscape in the borough. The Council considers that it is important to ensure development proposals do not serve to undermine the inherent quality of the landscape. Particular regard, consistent with the designation as AONB, will be given to matters of design and impact with an expectation that the highest standards of design will be required. The Council will also seek to ensure that the open countryside is protected from inappropriate development.

1.20 **Para 5.2.3 (amended)**

Over 75% of the area is designated as an Area of Outstanding Natural Beauty and outside these statutory areas the borough comprises extensive areas of open countryside much of which has an intrinsic value that contributes to the quality of the landscape in the borough. In addition the founding principle of landscape character is that all landscapes have a value. The Council considers that it is important to ensure development proposals do not serve to undermine the inherent quality of the landscape. Particular regard, consistent with the designation as AONB, will be given to matters of design and impact with an expectation that the highest standards of design will be required. The Council will also seek to ensure that the open countryside is protected from inappropriate development. Developers should adopt a non- standardised approach to design which recognises and enhances local distinctiveness, landscape character, the quality of the built fabric, historic patterns and landscape tranquillity.

1.21 **Sustainable Development Key Statement (original)**

1.22 It is expected that proposals for development will demonstrate how sustainable development principles and sustainable construction methods will be incorporated.

1.23 All development should optimise energy efficiency by using new technologies and minimising the use of energy through appropriate design, layout, material and landscaping.

1.24 On larger schemes, planning permission will only be granted for developments on sites that deliver a proportion of renewable or low carbon energy on site, incorporate recycled or reclaimed materials or minimise the use of energy by using energy efficiency solutions and technologies. Where developments fail to achieve any of these, it must be demonstrated why this cannot be achieved.

1.25 **Sustainable Development and Climate Change (amended version)**

The Council will seek to ensure that all development meets an appropriate recognised sustainable design and construction standard where viable to do so, in order to address both the causes and consequences of climate change. In particular, all development will be required to demonstrate how it will contribute towards reducing the Borough's carbon footprint.

In adapting to the effects of climate change it is expected that proposals for development will demonstrate how sustainable development principles and sustainable construction methods, such as the use of sustainable drainage systems, will be incorporated.

All development should optimise energy efficiency by using new technologies and minimising the use of energy through appropriate design, layout, material and landscaping and address any potential issues relating to flood risk.

On larger schemes, planning permission will only be granted for developments on sites that deliver a proportion of renewable or low carbon energy on site based on targets elaborated within the relevant Development Management policy and also incorporate recycled or reclaimed materials or minimise the use of energy by using energy efficiency solutions and technologies. Where developments fail to achieve any of these, it must be demonstrated why this cannot be achieved.

1.26 Para 5.2.4 (original)

It is important that energy and natural resource provision is considered at this stage. The SA scoping report highlighted that there is a very high quality environment in the borough, which needs to be preserved and enhanced. However it also highlighted that in terms of energy provision (including renewables) policies in the Core Strategy will need to be carefully considered and balanced with the need to ensure that the environment of the Borough is not adversely affected. The key statement sets out how energy provision (including renewables) will be considered at planning application level.

1.27 Para 5.2.4 (amended)

It is important that energy and natural resource provision is considered at this stage. The SA scoping report highlighted that there is a very high quality environment in the borough, which needs to be preserved and enhanced. However it also highlighted that in terms of energy provision (including renewables) policies in the Core Strategy will need to be carefully considered and balanced with the need to ensure that the environment of the Borough is not adversely affected. The key statement sets out how energy provision (including renewables) will be considered at planning application level. Reference should also be made to relevant policies within the Lancashire Minerals and Waste Development Framework Core Strategy and the Minimising and managing Our Waste in New developments Supplementary Planning Document.

1.28 3.1.4 Biodiversity (original)

Development proposals that adversely affect a site of recognised importance will only be permitted where material factors outweigh the conservation considerations or where the anticipated negative impact can be mitigated. These are as follows:

- Sites of Special Scientific Interest (SSSIs)
- Local Nature Reserves (LNRs)
- County Biological Heritage sites (CBHs)

1.29 **Biodiversity (amended version)**

The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors.

Development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated. It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle, be no net loss of biodiversity.

These sites are as follows:

- Sites of Special Scientific Interest (SSSIs)
- Local Nature Reserves (LNRs)
- County Biological Heritage sites (CBHs)
- Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)
- Geodiversity Heritage Sites
- Ancient Semi Natural Ancient Woodlands
- Lancashire Biodiversity Action Plan priority habitats and species
- European Directive on Protected Species and Habitats - Annexe 1 Habitats and Annexe II Species

1.30 **Para 5.2.5 (original)**

The requirement for the consideration of biodiversity is highlighted by the SA scoping report which drew attention to how the borough contains a wealth of biodiversity sites of international, national, regional and local importance for nature conservation and the need to conserve and enhance biodiversity is an integral part of economic, social and environmental development. It also highlighted that the condition of the SSSIs needs to be improved and opportunities should be sought to deliver biodiversity enhancements through the Core Strategy. The state of the sites is monitored annually and will continue to be reported on within the AMR.

1.31 **Para 5.2.5 (amended version)**

The intricate network of biodiversity provides the support systems that sustain human life and is therefore an integral part of long term sustainability, locally, nationally and on a global scale. Local authorities have a duty to conserve biodiversity under national planning policy and Ribble Valley Borough Council is a signatory to the Lancashire Biodiversity Action Plan, which identifies a raft of habitats and species considered to be of conservation importance at regional level. It also identifies key partners responsible for delivering the action plan, including both statutory and non-statutory habitats/species.

In addition the SA scoping report drew attention to the Borough's wealth of biodiversity sites and the need to conserve and enhance biodiversity as an integral part of economic, social and environmental development. It also highlighted the need for the condition of the SSSIs in the area to be improved and that opportunities should be sought to deliver

biodiversity enhancements through the Core Strategy. The condition of relevant sites is monitored annually and will continue to be reported within regular monitoring.

1.32 3.1.5 Archaeology and Historic Heritage Key Statement (original)

There will be a presumption in favour of the preservation of important archaeological remains and their settings. Conservation Area Appraisals will be kept under review to ensure that any development proposals are in keeping with the historic character of the area. Any development proposals that affect Listed Buildings or their setting will be given careful consideration in line with the Development Management policies.

1.33 Heritage Assets (amended version)

There will be a presumption in favour of the preservation of heritage assets and their settings where they are recognised as being important.. Conservation Area Appraisals will be kept under review to ensure that any development proposals are in keeping with the historic character and architectural interest of the area. Any development proposals that adversely affect a designated heritage asset or its setting will be given careful consideration in line with the Development Management policies.

1.34 Para 5.2.6 (original)

The SA Scoping report highlighted a need to protect and enhance the historic environment of Ribble Valley. The LDF evidence base provides up to date information on the historic environment such as up to date conservation area appraisals, which include information on issues such as listed buildings and buildings of townscape merit. There is a rolling programme to keep these appraisals up to date. It is clear through LDF evidence base work and reports such as the SA scoping report that Ribble Valley has a high quality environment (including historic environment) that must be preserved and enhanced.

1.35 Para 5.2.6 (amended version)

The SA Scoping report highlighted a need to protect and enhance the historic environment of Ribble Valley. The LDF evidence base provides up to date information on the historic environment such as up to date conservation area appraisals, which include information on issues such as listed buildings and buildings of townscape merit. There is a rolling programme to keep these appraisals up to date. It is clear through LDF evidence base work and reports such as the SA scoping report that Ribble Valley has a high quality environment (including historic environment) that must be preserved and enhanced. The historic environment should continue to inform and inspire new development of high quality.

2.0 HOUSING CHAPTER

2.1 3.2.1 Housing Provision Key Statement (original)

- 2.2 Land for residential development will be made available for an average annual completion rate of at least 161 dwellings per year in accordance with baseline information.
- 2.3 The Council will identify through the “Strategic Housing Land Availability Study”, sites for residential development that are deliverable over a five-year period. By reference to the housing land monitoring report and where appropriate Strategic Housing Land Availability Assessments, the Council will endeavour to ensure housing land is identified for the full 15 year period and beyond.
- 2.4 A ‘plan-monitor-manage’ approach will be adopted and the AMR will be the key tool in tracking the five-year rolling land supply.

2.5 Housing Provision (amended version)

Land for residential development will be made available for an average annual completion rate of at least 161 dwellings per year over the period 2008 to 2028 in accordance with baseline information.

The Council will identify through the relevant “Strategic Housing Land Availability Study” (SHLAA), sites for residential development that are deliverable over a five-year period. By reference to the housing land monitoring report and where appropriate Strategic Housing Land Availability Assessments, the Council will endeavour to ensure housing land is identified for the full 15 year period and beyond.

A ‘plan-monitor-manage’ approach will be adopted and a monitoring report will be the key tool in tracking the five-year rolling land supply.

2.6 Para 6.1.2 (original)

The main aim is to ensure that over the plan period, sufficient housing of the right type will be built in the most suitable locations, where possible will aim to address meeting identified local needs.

2.7 Para 6.1.2 (amended version)

The main aim is to ensure that over the plan period, sufficient housing of the right type will be built in the most suitable locations endeavouring to make the best use of previously developed land where suitable and where possible aiming to address meeting identified local needs.

2.8 Para 6.1.4 (original)

These figures will be treated as a minimum target unless otherwise determined. A phased approach to the release of land will be adopted as the most suitable way forward in delivering development land. Further detail on this will be given in the Housing and Economic DPD.

2.9 Para 6.1.4 (amended version)

These figures will be treated as a minimum target unless otherwise determined. A phased approach to the release of land will be adopted as the most suitable way forward in delivering development land. Further detail on housing allocations will be given in the Housing and Economic DPD.

2.10 Para 6.1.5 (original)

It should be recognised that at present the Council has resolved to continue to apply the housing figures set out in the Regional Strategy. These figures have been tested through Public Examination, have been previously supported by the Council and are evidence based. Pending the full formal abolition of Regional Strategies and changes to legislation the Council have decided that the housing figures should continue to provide a framework against which development may be measured. This approach accords with Government guidance.

2.11 Para 6.1.5 (amended version)

In the Regulation 25 consultations of 2010 the Council retained the overall housing supply figures set out and evidenced in the Regional Spatial Strategy (RSS), as these had been tested through a Public Examination. However, after taking into account the Government's proposed abolition of the RSS, and the time that had elapsed since the RSS figures were established, the Council has resolved to commission new research that will inform a future overall housing provision figure. Pending this review the Council will continue to apply the adopted requirement of 161 dwellings per year for planning purposes. This figure remains underpinned by an evidence base that has been tested and looks to the period to 2021. The Council, in setting the plan period for the Core Strategy at 2008 to 2028 has consequently projected the figure of 161 forward, however it is acknowledged that in the longer term further review will be undertaken as a part of the process.

2.12 Para 6.1.11 fourth para (original)

The SHLAA model also indicates that there is the potential for 1010 dwellings (equating to 27.7ha of land) that could be developed within years 6-10 and 3,603 dwellings (equating to 100ha of land) that could be developed within 11-15 years from the time of the SHLAA being undertaken. The SHLAA therefore shows that based on the regionally determined annual housing figure (of 161/yr), there is approximately 62 years supply of residential land available in the borough that is deliverable and developable over the 15-year period. 54%¹ of this is deliverable and is therefore included within the 5-year land supply. The model showed that at the planned target of 161 dwellings per year there is ample scope to identify the most suitable sites to deliver housing in the area.

2.13 Para 6.1.11. fourth para (amended)

The SHLAA model also indicates that there is the potential for 1010 dwellings (equating to 27.7ha of land) that could be developed within years 6-10 and 3,603 dwellings (equating to 100ha of land) that could be developed within 11-15 years from the time of

the SHLAA being undertaken. The SHLAA therefore shows that based on the regionally determined annual housing figure (of 161/yr), there is approximately 62 years supply of residential land available in the borough that is deliverable and developable over the 15-year period. 54%¹ of this is deliverable and is therefore included within the 5-year land supply. It should be emphasised that the SHLAA is a survey of theoretical potential housing land not a statement of actual planned sites and that the theoretical 62 years supply is well above what will actually be needed to address actual evidenced housing numbers". The model showed that at the planned target of 161 dwellings per year there is ample scope to identify the most suitable sites to deliver housing in the area.

2.14 3.2.2 Housing Balance Key Statement (original) No amendment proposed

Planning permission will only be granted for residential development providing that it can be demonstrated that it delivers a suitable mix of housing that accords with the projected future household requirements and local need across the Ribble Valley as a whole as evidenced by the Strategic Housing Market Assessment.

Determination of planning applications for residential development will be informed by the most recent Housing Needs Survey, the Memorandum of Understanding on Affordable Housing and the most recent adopted Strategic Housing Market Assessment to identify the type, tenure and size of residential dwellings required at different locations throughout the borough.

2.15 Para 6.1.6 (original)

A mix of housing which meets the needs of the Ribble Valley has been demonstrated as the most suitable option from the LDF evidence base. The identified need, and projection of future need, will be informed by the SHMA and subsequent updates. The most recent SHMA and Housing Needs Survey should always be used in determining if the proposed development meets the identified need

2.16 Para 6.1.6 (amended version)

A mix of housing aimed at addressing the various different needs of local people in Ribble Valley has been demonstrated as the most suitable option from the LDF evidence base. The identified need, and projection of future need, will be informed by the SHMA and subsequent updates. The most recent SHMA and Housing Needs Survey should always be used in determining if the proposed development meets the identified need

2.17 The issue of Local Needs Housing is currently being considered and additional information will be presented to Members when this work has been progressed.

2.18 3.2.3 Affordable Housing Key Statement (original)

Affordable housing is broadly defined as that which is accessible to people whose income does not enable them to afford to buy or rent property suitable for their needs in the open housing market.

Within the settlement boundaries of Clitheroe and Longridge, on housing developments of 10 units or more dwellings (or sites of 0.5 hectares or more, irrespective of the number of dwellings) an element of affordable, local needs housing will be required on

all schemes. The Council will seek affordable housing provision at 30% of units on the site.

In all other locations in the borough, on developments of 5 or more dwellings (or sites of 0.2 hectares or more irrespective of the number of dwellings) the council will require 30% affordable units on the site.

The Council will only consider a reduction in this level of provision, to a minimum of 20% only where supporting evidence, including a viability appraisal fully justifies a lower level of provision to the council's satisfaction.

All affordable housing provided must be made available to those in housing need and will remain affordable in perpetuity.

Developers will be expected to provide affordable housing on site as part of the proposed development unless Ribble Valley Borough Council and the developer both agree that it is preferable to make a financial or other contribution towards the delivery of affordable housing on another site.

2.19 Affordable Housing (amended version)

Affordable housing is broadly defined as that which is accessible to people whose income does not enable them to afford to buy or rent property suitable for their needs in the open housing market.

Within the settlement boundaries of Clitheroe and Longridge, on housing developments of 10 units or more dwellings (or sites of 0.5 hectares or more, irrespective of the number of dwellings) an element of affordable, local needs housing will be required on all schemes. The Council will seek affordable housing provision at 30% of units on the site.

The Council will use open book viability assessments, provided at the developer's cost, within its consideration of affordable housing provision

In all other locations in the borough, on developments of 5 or more dwellings (or sites of 0.2 hectares or more irrespective of the number of dwellings) the council will require 30% affordable units on the site.

The Council will only consider a reduction in this level of provision, to a minimum of 20% only where supporting evidence, including a viability appraisal, fully justifies a lower level of provision to the council's satisfaction.

All affordable housing provided must be made available to those in housing need and will remain affordable in perpetuity.

Developers will be expected to provide affordable housing on site as part of the proposed development unless Ribble Valley Borough Council and the developer both agree that it is preferable to make a financial or other contribution towards the delivery of affordable housing on another site.

2.20 3.2.4 Gypsy and Traveller Accommodation Key Statement (original)

(No comments were made about this Key Statement and therefore it remains unchanged)

The Council will identify as appropriate, sites to meet the needs of Gypsy and Travellers based upon up to date Gypsy and Traveller Accommodation Needs Assessment.

Specific sites to meet the identified need will be included within the Housing and Economic Development DPD.

3.0 ECONOMY CHAPTER

3.1 3.3.1 Business and Employment Development Key Statement (original)

Land will be made available for employment use in order to support the health of the local economy and sustainable job creation. In considering the development of land for economic development and in determining where this land will be located, priority will be given to the use of appropriate Brownfield sites to deliver employment-generating uses including a preference for the re-use of existing employment sites before alternatives are considered.

New sites will be identified in accord with the development strategy where the health of the local economy support such release. Opportunities to identify land as part of appropriate mixed-use schemes within any strategic land release will be considered favourably.

Developments that contribute to farm diversification, strengthening of the rural economy or that promote town centre vitality and viability will be supported in principle.

Proposals that result in the loss of existing employment sites to other forms of development will need to demonstrate that there will be no adverse impact upon the local economy.

3.2 Business and Employment Development (amended version)

The Council, in line with the evidence it has gathered, will aim to allocate an additional 9 hectares of land for employment purpose in appropriate and sustainable locations during the lifetime of this plan.

Land will be made available for employment use in order to support the health of the local economy and wider sustainable job creation. The expansion of existing businesses will, wherever appropriate, be considered favourably.

In considering the development of land for economic development and in determining where this land will be located, priority will be given to the use of appropriate Brownfield sites to deliver employment-generating uses including a preference for the re-use of existing employment sites before alternatives are considered.

New sites will be identified in accord with the development strategy where the health of the local and, in relevant cases, the wider economy support such release. Opportunities

to identify land as part of appropriate mixed-use schemes within any strategic land release will be considered favourably.

Developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle.

Proposals that result in the loss of existing employment sites to other forms of development will need to demonstrate that there will be no adverse impact upon the local economy.

The Council considers, in line with neighbouring authorities and other bodies, that the BAe Salmesbury site should be regarded as a regionally significant employment site with considerable potential to accommodate a variety of advanced knowledge based industries in the future.

3.3 Para 7.1.4 (original)

The areas of Clitheroe, Longridge and Whalley would be the preferred locations for new employment development (excluding rural and home based employment which are district wide). The potential for appropriate land to be brought forward as part of strategic land releases will also be considered particularly where this will contribute to greater sustainability. Growth at the BAe Salmesbury site is anticipated to grow as a regionally significant site over the plan period and this will also provide an opportunity for economic growth in the wider Ribble Valley.

3.4 Para 7.1.4 (amended version)

The larger settlements of Clitheroe, Longridge and Whalley would be the preferred locations for new employment development (excluding rural and home based employment which are district wide). It is recognised that suitable locations that are well related to the A59 corridor will also have the potential to deliver economic growth through the delivery of appropriate sites. The potential for appropriate land to be brought forward as part of strategic land releases will also be considered particularly where this will contribute to greater sustainability. Growth at the BAe Salmesbury site is anticipated to occur given that it is a regionally significant site. This will also provide an opportunity for wider economic growth in Ribble Valley over the plan period.

3.5 Para 7.1.8 (original)

Despite the findings around retention of spend overall, Whalley was shown to be the best performing centre in terms of vitality and viability; Longridge seems to be doing less well. Clitheroe, however, was identified as showing early signs of decline. This will be important to address relatively quickly if the centre is to provide a strong service centre function. Particular concerns identified by retailers, amongst other things was a lack of national retailer representation as an attraction within the town. As such, this will continue to place Clitheroe at a disadvantage to the retail economies of neighbouring centres such as Preston, Blackburn, Burnley, Accrington and Nelson.

3.6 Para 7.1.8 (amended)

Despite the findings around retention of spend overall, Whalley was shown to be the best performing centre in terms of vitality and viability; Longridge seems to be doing less well. Clitheroe, however, was identified as showing early signs of decline. This will be important to address relatively quickly if the centre is to provide a strong service centre function. Particular concerns identified by retailers, amongst other things was a lack of national retailer representation as an attraction within the town. As such, this will continue to place Clitheroe at a disadvantage to the retail economies of neighbouring centres such as Preston, Blackburn, Burnley and Accrington.

3.7 3.3.2 Development of retail, shops and facilities Key Statement (original)

Development that supports the retail function of the service centres of Clitheroe, Longridge and Whalley will be supported in principle. The council will put in place detailed development plans as appropriate to provide a strategic framework to guide the future development of the centres and support appropriate sustainable growth.

3.8 Development of retail, shops and facilities (amended version)

Development that supports and enhances the vibrancy, consumer choice and vitality and unique character of the area's important retail and service centres of Clitheroe, Longridge and Whalley will be supported in principle.

The council will put in place detailed development plans as appropriate to provide a strategic framework to guide the future development of the centres and support appropriate sustainable growth

The Council will also continue to require robust evidence that much needed smaller retail and other facilities in the more rural parts of the area are no longer viable before considering other forms of use.

3.9 3.3.3 Visitor Economy Key Statement (original) (No changes proposed)

Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions. Significant new attractions will be restricted, except in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities.

4.0 DELIVERY MECHANISMS and INFRASTRUCTURE CHAPTER

4.1 3.4.1 Planning Obligations Key Statement (original)

Planning Obligations will be used as a mechanism to deliver development that contributes to the needs of local communities and sustainable development. Contributions can either be in kind or in the form of financial contribution with a clear audit trail of how any monies will be spent and in what time frame.

Obligations will be negotiated on a site-by-site basis. The council has resolved to seek contributions in the following order of priority:

Affordable Housing

Improvements required for highway safety that cannot be covered by planning condition or S278 Agreement

Open Space

Education

Where there is a question of viability the council will require an open book approach to be taken when agreeing development costs, and developers will be required to meet the Council's costs for independent evaluation.

4.2 Planning Obligations (amended)

Planning Obligations will be used as a mechanism to deliver development that contributes to the needs of local communities and sustainable development. Contributions can either be in kind or in the form of financial contribution with a clear audit trail of how any monies will be spent and in what time frame.

Obligations will be negotiated on a site-by-site basis. The council has resolved to seek contributions in the following order of priority:

Affordable Housing (also taking into consideration the detailed Affordable Housing Key Statement)

Improvements required for highway safety that cannot be covered by planning condition or S278 Agreement

Open Space

Education

Where there is a question of viability the council will require an open book approach to be taken when agreeing development costs, and developers will be required to meet the Council's costs for independent evaluation. The Council will develop, as appropriate, a Community Infrastructure Levy approach to infrastructure delivery.

4.3 Para 8.1.2 (original)

In terms of delivery, The Council will lead the implementation of the Core Strategy, however this cannot be done in isolation from other services and service providers. Others that may be involved in the implementation include:

- The Ribble Valley Local Strategic Partnership
- Individuals, land-owners and private developers
- Parish Councils
- Community Groups
- Lancashire County Council
- Regenerate (the Pennine Lancashire Development Company)
- PLACE (the partnership of Pennine Lancashire authorities)
- Relevant government departments and agencies such as, GONW, the Environment Agency, the Highways Agency, Natural England and English Heritage
- Statutory Undertakers (gas, water, sewerage, electricity, telecommunications) and Public Transport Operators

4.4 Para 8.1.2 (amended)

In terms of delivery, The Council will lead the implementation of the Core Strategy, however this cannot be done in isolation from other services and service providers. Others that may be involved in the implementation include:

- The Ribble Valley Local Strategic Partnership
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- Parish Councils
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- Relevant government departments and agencies such as, the Environment Agency, the Highways Agency, Natural England and English Heritage
- Statutory Undertakers (gas, water, sewerage, electricity, telecommunications) and Public Transport Operators

4.5 Para 8.1.7 (original)

Matters appropriate for Planning obligation contributions can include:

- Affordable housing
- Flood Defence
- Biodiversity (habitat creation and protection)
- Open space (including sport, leisure and potentially allotments)
- Regeneration initiatives
- Public realm and public art schemes
- Transport
- Libraries

- Children Centres
- Minerals and Waste Developments
- Countryside Access
- Natural Heritage
- Crime and Disorder
- Culture and Heritage
- Education
- Utilities
- Health and waste management
- Inland waterways
- Youth and Communities
- Landscape Character and Design

4.6 Para 8.1.7 (amended)

Matters appropriate for Planning obligation contributions can include:

- Affordable housing
- Flood Defence
- Biodiversity (habitat creation and protection) and Geodiversity
- Open space (including all typologies of sport, leisure, green infrastructure and potentially allotments)
- Regeneration initiatives
- Public realm and public art schemes
- Transport
- Libraries
- Children Centres
- Minerals and Waste Developments
- Countryside Access
- Natural Heritage
- Crime and Disorder
- Culture and Heritage
- Education
- Utilities
- Health and waste management
- Inland waterways
- Youth and Communities
- Landscape Character and Design

4.7 Para 8.1.6 (original)

It is anticipated that planning obligations will become widely used under the plan, as identified in the development strategy as a key delivery tool. Given the current uncertainty around the Proposed Community Infrastructure Levy it is considered more appropriate to look to the system of planning obligations to secure the necessary infrastructure that will be required to enable development to be accommodated. These will be used in order to deliver the services and improvements associated with new development. Planning applications will ensure that developers will contribute to these necessary improvements as part of the application process.

4.8 Para 8.1.6 (amended)

It is anticipated that planning obligations will become widely used under the plan, as identified in the development strategy as a key delivery tool. It is considered more appropriate to look to the system of planning obligations to secure the necessary infrastructure that will be required to enable development to be accommodated. These will be used in order to deliver the services and improvements associated with new development. Planning applications will ensure that developers will contribute to these necessary improvements as part of the application process. However it should also be borne in mind that it is currently the Government's intention to move towards a development tariff system or Community Infrastructure Levy based approach but that the exact details of this are yet to be fully clarified. The Council is currently considering this as a means of delivering necessary infrastructure.

4.9 3.4.2 Transport Considerations Key Statement (original) No change proposed

New development should wherever possible be located to minimise the need to travel. Also it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car.

In general schemes offering more sustainable means of transport will be supported. Sites for potential future railway stations at Chatburn and Gisburn will be protected from inappropriate development.

Major applications should always be accompanied by a comprehensive travel plan.

4.10 Suggested new para 8.1.12 (A) to be inserted between current paras 8.1.11 and 8.1.12

The Council acknowledge that other bodies, such as Lancashire County Council as the relevant highway authority for the area, will be developing a Local Transport Plan over the next few years and that its accompanying Implementation Plans will have a bearing on the Borough. Comments within the Key Statement regarding such matters as the potential future railway station sites are made without prejudice to these plans. The Council will continue to pursue the best transport solutions for the area through liaison with relevant bodies and update its evidence base on such matters where relevant.

4.11 3.4.3 Development Management Key Statement (original) No change proposed

To help determine planning applications and deliver the vision and objectives of the Core Strategy, the Council will apply a range of Development Management policies. Key Statements for the Council's Core Development Management Policies are included in the appendices to this Strategy.

5.0 DEVELOPMENT MANAGEMENT CHAPTER (Appendix 4 of the consultation document)

5.1 DEVELOPMENT MANAGEMENT KEY STATEMENTS

GENERAL

5.2 3.4.1 KEY STATEMENT DMG1: GENERAL CONSIDERATIONS

In determining planning applications, all development must:

- Be of a high standard of building design
- Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials
- Consider the potential traffic and car parking implications
- Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated
- Consider adequate day lighting and privacy distances
- Consider the environmental implications such as SSSIs, County Heritage Sites, Local Nature Reserves, Biodiversity Action Plan (BAP) habitats and species, Special Areas of Conservation and Special Protected Areas, protected species, green corridors and other sites of nature conservation and historic environment value.
- Achieve efficient land use and the re use and remediation of previously developed sites where possible
- Have regard to public safety and secured by design principles
- Consider the density, layout and relationship between buildings, which 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.
- Not adversely affect the amenities of the surrounding area
- Not prejudice future development which would provide significant environmental and amenity improvements.
- Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. On land designated as Essential Open Space, development will not be permitted unless proposals do not compromise the visual quality, openness or recreational value of the site, unless warranted by overriding considerations in the public interest.

In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields

to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.

5.3 3.4.2 KEY STATEMENT DMG2: STRATEGIC CONSIDERATIONS

Development should be in accordance with the Core Strategy development strategy and should support the spatial vision.

- Development proposals in defined settlements should Consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement
- Outside the settlement areas development must meet one of the following considerations:
 - The development should be essential to the local economy or social well being of the area
 - The development is needed for the purposes of forestry or agriculture
 - The development is for local needs housing which meets and identified need
 - The development is for small scale tourism or recreational developments appropriate to a rural area
 - The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.
- Within the Open Countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.
- In protecting the designated Area of Outstanding Natural Beauty the Council will have regard to the economic and social well being of the area. However the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting.

5.4 3.4.3 KEY STATEMENT DMG3: TRANSPORT AND MOBILITY

In making decisions on development proposals the local planning authority will, in addition to assessing proposals within the context of the development strategy, attach considerable weight to:

The availability and adequacy of public transport to serve those moving to and from the development

- The relationship of the site to the primary route network and the strategic road network;
- The provision made for access to the development by pedestrian, cyclists and those with reduced mobility;
- Proposals which promote development within existing developed areas at locations which are highly accessible by means other than the private car;
- Proposals which locate major generators of travel demand in existing centres which are highly accessible by means other than the private car;
- Proposals which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing their vitality and viability;
- Proposals which locate development in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly;
- Proposals which limit parking provision for developments and other on or off street parking provision to discourage reliance on the car for work and other journeys where there are effective alternatives.

All major proposals should offer opportunities for increased use of, or the improved provision of, bus and rail facilities.

All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.

The Council will protect land currently identified on the proposals map from inappropriate development that may be required for the opening of stations at Gisburn and Chatburn.

Any planning application relating to these sites will be assessed having regard to the likelihood of the sites being required and the amount of harm that will be caused to the possible implementation of schemes.

The Council will resist development that will result in the loss of opportunities to transport freight by rail.

This policy recognises that the recent investment in the local railway infrastructure opens up the possibility of carrying more local and long distance freight in a more sustainable way, potentially removing more lorry based traffic from local roads.

In using this policy reference will be made to Guidance of Transport Assessments, Department for Transport

5.5 3.4.4 KEY STATEMENT DME1: PROTECTING TREES AND WOODLANDS

There will be a presumption against the clearance of broad-leaved woodland for development proposes. The Council will seek to ensure that woodland management safe guards the structural integrity and visual amenity value of woodland, enhances biodiversity and provides environmental health benefits for the residents of the borough.

Where applications are likely to have a substantial effect on tree cover, the Borough Council will require detailed arboricultural survey information and tree constraint plans including appropriate plans and particulars. These will include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be with in influencing distance and could also include other relevant information such as stem diameter and crown spread.

The Borough Council will ensure that:

- The visual, botanical and historical value, together with the useful and safe life expectancy of tree cover, are important factors in determining planning applications. This will include an assessment of the impact of the density of development, lay out of roads, access points and services on any affected trees.
- That a detailed tree protection plan is submitted with appropriate levels of detail.
- Site-specific tree protection planning conditions are attached to planning permissions.

TREE PRESERVATION ORDERS

The Borough Council will make tree preservation orders where important individual trees or groups of trees and woodland of visual, and/or botanical and/or historical value appears to be under threat. The council will expect every tree work application for work to protected trees to be in accordance with modern arboricultural practices and current British Standards.

ANCIENT WOODLANDS

Development proposals that would result in loss or damage to ancient woodlands will be refused unless the need for, and the benefits of, the development in that location outweigh the loss of the woodland habitat. In addition, in circumstances where a development would affect an ancient woodland, the Borough Council will seek to include appropriate woodland planting and management regimes through planning conditions and agreements.

VETERAN and ANCIENT TREES

The Borough Council will take measures through appropriate legislation and management regimes to ensure that any tree classified identified as veteran/ancient tree is afforded sufficient level of protection and appropriate management in order to ensure its long term survivability.

HEDGEROWS

The Borough Council will use the Hedgerow Regulations to protect hedgerows considered to be under threat and use planning conditions to protect and enhance hedgerows through the use of traditional management regimes and planting with appropriate hedgerow species mix.

FELLING LICENCES

When consulted on felling licence applications, the Council will attempt to minimise the short-term adverse impact on the landscape and ensure replanting schemes contain an appropriate balance of species to safeguard and enhance the biodiversity and landscape value of woodland.

5.6 3.4.5 KEY STATEMENT DME2: LANDSCAPE PROTECTION

Development proposals will be refused which harm important landscape features including

- Traditional stone walls
- Ponds
- Characteristic herb rich meadows and pastures
- Woodlands
- Copses
- Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management)

In applying this policy reference will be made to a variety of guidance including the Lancashire Historic Landscape Characterisation.

5.7 3.4.6 KEY STATEMENT DME3: SPECIES PROTECTION AND CONSERVATION

Development proposals that are likely to adversely affect the following will not normally be granted planning permission. Exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site clearly outweigh both local and wider impacts. Planning conditions or agreements will be to secure protection or, in the case of any exceptional development as defined above, to mitigate any harm.

- i. Wildlife species protected by law
- ii. SSSIs
- iii. Priority habitats or species identified in the Lancashire Biodiversity Action Plan
- iv. Local Nature Reserves
- v. County Biological Heritage sites
- vi. Special Areas of Conservation (SCAs)
- vii. Special Protection Areas (SPAs)
- viii. Any acknowledged nature conservation value of sites

5.8 3.4.7 KEY STATEMENT DME4: PROTECTING HERITAGE ASSETS

In considering development proposals the Council will make a presumption in favour of the preservation of important heritage assets and their settings.

Conservation Areas

Proposals within or closely related to Conservation Areas should not harm the Area. This should include considerations as to whether it is in keeping with the architectural and historic character of the area as set out in the relevant Conservation Area Appraisal. Development in these areas will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials and also respects trees and important open space.

In the Conservation Areas there will be a presumption in favour of the preservation of elements that make a positive contribution to the character or appearance of the Conservation Area.

Listed Buildings

Development proposals on sites within the setting of listed buildings or buildings of special architectural or historic interest, which cause harm to the setting of the building, will be resisted. Any proposals involving the partial or full demolition of listed buildings will be refused unless it can be demonstrated that this is unavoidable.

Registered Parks and Gardens of Special Historic Interest

Developments within or immediately adjacent to registered parks and gardens will be expected to take their special qualities into account and, where appropriate, to make a positive contribution to them

Scheduled Monuments

Applications for development that would impact a Scheduled Monument will need to demonstrate that they have taken the particular importance of the monument and its setting into account and that Scheduled Monument Consent has either already been obtained or is likely to be granted

Planning Policy Statement 5 (PPS5) and its associated practice guide, gives additional policy guidance on dealing with both designated and undesignated heritage assets, and will be applied by the Council when determining proposals.

5.9 3.4.8 KEY STATEMENT DME5: RENEWABLE ENERGY

The Borough Council will support the development of renewable energy schemes, providing it can be shown that such developments would not cause unacceptable harm to the local environment or local amenity. In assessing proposals, the Borough Council will have particular regard to the following issues:

- i. The immediate and wider impact of the proposed development on the landscape
- ii. The measures taken to minimise the impact of the proposals on residential amenity
- iii. The potential benefits the proposals may bring
- iv. The visual impact of the proposals, including design, colour and scale

- v. The degree to which nuisance caused by noise and shadow flicker to nearby residential amenities, agricultural operations, recreational areas or the function of the countryside can be minimised.
- vi. National or local targets for generating energy from renewable sources and for reducing carbon emissions

In terms of the use of decentralised and renewable or low carbon energy in new development the authority will request that on new non-residential developments over 1000 m² and all residential developments of 10 or more units that at least 10% of their predicted energy requirements should come from decentralised and renewable or low carbon sources unless the applicant can demonstrate that this is not feasible or viable. This target will be updated in line with national targets. Implementation of this requirement will be monitored and enforced by the planning authority.

Development proposals within or close to the AONB, Sites of Special Scientific Interest, Special Areas of Conservation and Special Protected Areas, notable habitat species, Local Nature Reserves or designated heritage assets and their setting will not be allowed unless

- i. The proposals cannot be located outside such statutory designated areas
- ii. It can be demonstrated that the objectives of the designation of the area or site will not be compromised by the development
- iii. Any adverse environmental impacts as far as practicable have been mitigated

Note that any development that impacts a Scheduled Ancient Monument will also require Scheduled Monument Consent – see Key Statement DME 4 above.

5.10 3.4.9 DME6 WATER MANAGEMENT (new policy)

Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere.

Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:

- Preventing pollution of surface and / or groundwater
- Reducing water consumption
- Reducing the risk of surface water flooding (for example the use of Sustainable Drainage Systems (SUDS))

5.11 HOUSING

5.12 3.4.10 KEY STATEMENT DMH1: AFFORDABLE HOUSING CRITERIA

Where proposals involve the provision of affordable housing units, the residential development must be expressly for the following groups of people:

- a) First time buyers currently resident in the parish or an adjoining parish
- b) Elderly people currently resident in the parish or an adjoining parish

- c) Those employed in the parish or an immediately adjoining parish but currently living more than 5 miles from their place of employment
- d) Those who have lived in the parish for any 5 of the last 10 years having left to find suitable accommodation and also with close family remaining in the village
- e) Those about to take up employment in the parish
- f) People needing to move to the area to help support and care for a sick, elderly or infirm relative.

In addition to these groups of people, others may have special circumstances that can be applied. These will be assessed on their individual merits.

This policy only relates to the affordable housing needs element. Proposals must also conform to policy DMG1 and any other relevant policy of this Core Strategy.

As mentioned above providing housing for the elderly is a priority for the Council within the Housing Strategy, and has been for a number of years. However very little such accommodation has been developed by the market. Therefore, within the negotiations for housing developments, 15% of the units will be for elderly provision. Within this 15% figure a minimum of 50% would be affordable and be included within the overall affordable housing threshold of 30%. The remaining 50% (ie the remaining 50% of the 15% elderly-related element) will be for market housing for elderly groups.

For example, for a site of 60 units this would mean:

14 affordable

4 affordable for the elderly (together these two elements = 30% of the total)

4 market accommodation for the elderly

38 market housing

Further detail is outlined within the Addressing Housing Needs in Ribble Valley statement and this policy is further evidenced within the Strategic Housing Market Assessment.

Any proposals for affordable housing must be accompanied with the following information

- i. Details of who the accommodation will be expected to accommodate. This should include a full survey of the extent of need and include persons who have expressed an interest in the property. Also how the cost of the accommodation will be matched to the incomes of these target groups.
- ii. Details of the methods by which the accommodation will be sold or let, managed and retained for its original purpose.

5.13 3.4.11 KEY STATEMENT DMH2: GYPSY AND TRAVELLER ACCOMMODATION

Provision levels will be determined based upon the most up to date evidence adopted by the planning authority. Where the principle for the need for proposals is accepted, sites will be approved subject to the following criteria:

- I. The proposal must not conflict with the other policies of this plan/core strategy

- II. Proposals must not adversely impact on the character of the landscape or the environment, or any SSSIs or sites of biological importance
- III. Proposals should involve the reuse of derelict land where possible and not lead to the loss of the best and most versatile agricultural land
- IV. Where possible site should be within a reasonable proximity to services
- V. Proposals must have good access.

5.14 3.4.12 KEY STATEMENT DMH3: DWELLINGS IN THE OPEN COUNTRYSIDE

No amendment of this policy is required.

5.15 3.4.13 KEY STATEMENT DMH4: THE CONVERSION OF BARNs AND OTHER BUILDINGS TO DWELLINGS

Planning permission will be granted for the conversion of buildings to dwellings where

- i. The building is not isolated in the landscape, is within a defined settlement or forms part of an already defined group of buildings, and
- ii. There need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure, and
- iii. There would be no materially damaging effect on the landscape qualities of the area or harm to nature conservation interests, and
- iv. There would be no detrimental effect on the rural economy, and

The proposals are consistent with the conservation of the natural beauty of the area.

The building to be converted must:

- i. be structurally sound and capable of conversion for the proposed use without the need for extensive building or major alternation, which would adversely affect the character or appearance of the building. The Council will require a structural survey to be submitted with all planning application of this nature. This should include plans of any rebuilding that is proposed.
- ii. be of a sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of he building, and
- iii. the character of the building and its materials are appropriate to its surroundings and the building and its materials are worthy of retention because of its intrinsic interest or potential or its contribution to its setting, and
- iv. the building has a genuine history of use for agriculture or another rural enterprise.

The conversion of buildings should be of a high standard and in keeping with local tradition. The impact of the development, including the creation of garden area and car parking facilities (or other additions) should not harm the appearance or function of the area in which it is situated. Access to the site should be to a safe standard and be capable of being improved to a safe standard without harming the appearance of the area.

Proposals will also be determined having regard to the Historic Environment Local Management (HELM) Good Practice guidance on the Conversion of Traditional Farm Buildings.

The creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused unless it can be demonstrated that the unit will meet an identified local/affordable housing need in accordance with policy DMH1

5.16 3.4.14 DMH5 RESIDENTIAL AND CURTILAGE EXTENSIONS

(No comments therefore no amendments to this policy)

5.17 BUSINESS and the ECONOMY

5.18 3.4.15 KEY STATEMENT DMB1 SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY

No amendment is proposed to this policy.

5.19 3.4.16 KEY STATEMENT DMB2: THE CONVERSION OF BARNs AND OTHER RURAL BUILDINGS FOR EMPLOYMENT USES

Planning permission will be granted for employment generating uses in barns and other rural buildings, provided all of the following criteria are met:

- i. The proposed use will not cause unacceptable disturbance to neighbours in any way
- ii. The building has a genuine history of use for agriculture or other rural enterprise
- iii. The building is structurally sound and capable of conversion for the proposed use, without the need for major alterations which would adversely affect the character of the building
- iv. The impact of the proposal or additional elements likely to be required for the proper operation of the building will not harm the appearance or function of the area in which it is situated
- v. The access to the site is of a safe standard or is capable of being improved to a safe standard without harming the appearance of the area
- vi. The design of the conversion should be of a high standard and be in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings.
- vii. That any existing nature conservation aspects of the existing structure are properly surveyed and where judged to be significant preserved or, if this is not possible, then any loss adequately mitigated.

The conversion of buildings should be of a high standard and in keeping with local tradition. The impact of the development, including the creation of servicing, storage areas and car parking facilities (or other additions) should not harm the appearance or function of the area in which it is situated.

Proposals for the conversion of buildings for employment purposes that include residential accommodation will be carefully assessed. The Council will require the submission of a business plan in support of the proposal where residential accommodation is required as part of

the scheme in locations where the Council would otherwise restrict the creation of dwellings. In all cases the proportion of living accommodation to workspace must not exceed a level of 60:40, workspace to living accommodation, and should form an integral part of the layout and design of the conversion.

Proposals will be assessed in accordance with PPS7

5.20 3.4.17 KEY STATEMENT DMB3: RECREATION AND TOURISM DEVELOPMENT

Planning Permission will be granted for development proposals that extend the range of tourism and visitor facilities in the Borough:

This is subject to the following criteria being met:

- i) the proposal must not conflict with other policies of this plan;
- ii) the proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available.
- iii) the development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;
- iv) the proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;
- v) the site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas
- vi) the proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.

In the Forest of Bowland Area of Outstanding Natural Beauty the following criteria will also apply:

A. the proposal should display a high standard of design appropriate to the area

B. the site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses)

In the AONB it is important that development is not of a large scale. In the AONB and immediately adjacent areas proposals should contribute to the protection, conservation and enhancement of the natural beauty of the landscape. Within the open countryside proposals will be required to be in keeping with the character of the landscape area and should reflect the local vernacular, scale, style, features and building materials.

5.21 3.4.18 KEY STATEMENT DMB4: OPEN SPACE PROVISION

On all residential sites of over 1 hectare, the layout will be expected to provide adequate and usable public open space. The Council will also negotiate for provision on smaller sites, or seek to secure a contribution towards provision for sport and recreational facilities or public open space within the area where the overall level of supply is inadequate.

The Borough Council will refuse development proposals which involve the loss of existing public open space which is in recreational use as shown on the current Proposal Map. In exceptional circumstances and following a robust assessment, where the loss of a site is justifiable because of the social and economic benefits a proposed development would bring to the community, consent may be granted where replacement facilities are provided, or where existing facilities elsewhere in the vicinity are substantially upgraded. These must be readily accessible and convenient to users of the former open space areas.

It is important to protect existing recreational areas from development. Within defined settlements public recreational land will normally have been protected through an Essential Open Space designation.

5.22 3.4.19 DMB5 FOOTPATHS AND BRIDLEWAYS

(No comments therefore no amendments to this policy are suggested)

RETAIL DEVELOPMENT

5.23 3.4.20 DMR1 RETAIL DEVELOPMENT IN CLITHEROE

No amendment to this policy is suggested.

5.24 3.4.21 DMR2 SHOPPING IN LONGRIDGE AND WHALLEY

(No comments and no amendments suggested)

5.25 3.4.22 DMR3 RETAIL OUTSIDE THE MAIN SETTLEMENTS

(No comments and no amendments suggested)