

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: TUESDAY, 6 AUGUST 2013
 title: CORE STRATEGY – CONFIRMING THE HOUSING REQUIREMENT
 submitted by: CHIEF EXECUTIVE
 principal author: COLIN HIRST – HEAD OF REGENERATION & HOUSING

1 PURPOSE

1.1 To confirm the housing requirement proposed for the Core Strategy.

1.2 Relevance to the Council's ambitions and priorities:

- Council Ambitions – To match the supply of homes in our area with identified housing needs and to progress the Core Strategy. The Core Strategy is a central Strategy of the Local Development Framework. It will help in the delivery of housing, employment and the protection and enhancement of the environment, ultimately presenting the Delivery Strategy for implementing the vision for the Ribble Valley for the next 15-20 years.
- Community Objectives – As a tool for delivering Spatial Policy the Core Strategy identifies how a range of issues relating to the objectives of a sustainable economy, thriving market towns and housing provision will be addressed through the planning system.
- Corporate Priorities – The Core Strategy is the central document of the LDF. The housing requirement is fundamental to determining planning applications and for the purposes of formulating planning policy.
- Other Considerations – The Council has a duty to prepare Spatial Policy under the Local Development Framework system.

2 BACKGROUND

2.1 As Members are aware the provision of housing is a key element of the Council's land-use planning and its role in determining planning applications. As an issue, it generates without doubt high levels of interest and concern amongst the local community, as demonstrated in recent Core Strategy consultations. Housing provision brings great pressure from landowners and developers; it plays a key economic role, has a role in delivering sustainable mixed communities; regeneration benefits and opportunities to deliver both affordable and a choice of market houses (and location) to meet people's aspirations.

2.2 Previously, strategic planning for housing requirements had been delivered through a top down approach, formerly through the County Structure plans and more recently by way of regionally set requirements in the Regional Spatial Strategy (RSS). District Authorities as consultees in the statutory planning process have had the opportunity to

contribute to establishing housing requirements. However, the removal of the Regional tier puts the responsibility of establishing housing requirements with district planning authorities and this has been undertaken through the Core Strategy process.

- 2.3 The housing requirement that has informed the preparation of the Core Strategy was the subject of a study undertaken by Nathaniel Litchfield and Partners in 2011; that work was subsequently the subject of public consultation before a figure for developing the Core Strategy was established and incorporated into the Council's submitted Core Strategy. Members will recall a previous report dealing with this issue was considered in February 2012 (Minute 716 refers) and subsequent reports dealing with the objections to the Core Strategy proposals have been considered by Members at a number of key consultation stages. In relation to the Core Strategy Examination, a number of unresolved objections remain in relation to the issue of housing requirements.
- 2.4 The Council submitted its Core Strategy for Examination in September 2012. The housing evidence that informed the plan suggested a housing requirement range of between 190-220 dwellings per annum or a requirement over the plan period of between 3800-4400 dwellings. The housing requirement established and taken forward in the submitted Core Strategy was a level of 200 dwellings per annum as a minimum, or 4000 dwellings over the plan period. Houses built or granted permission from 2008 would be taken account of in identifying the additional land necessary.
- 2.5 Members will be aware of the Inspector's concerns regarding the date of housing evidence submitted with the Core Strategy. This resulted in the Council undertaking an extensive refresh and update of its evidence base during a period agreed with the Inspector to undertake this work. Evidence on housing issues was key to that refresh and Members considered a report of a special meeting of the Planning and Development Committee held on 25 June 2013 (Minute 143 refers).
- 2.6 Members resolved at the meeting on 25 June to endorse the consultants (Nathaniel Litchfield & Partners – NPL) advice and to base further work on the Core Strategy housing requirement on the upper figure in the requirement range identified by NLP of 250 dwellings per annum subject to the outcome of additional work to address issues raised by the consultants.
- 2.7 The Council's position was provided to the Inspector who acknowledged the progress the Council had made and agreed to re-open the Examination on 1 September 2013 to enable the Council to complete its housing evidence work and to commence consultation. A copy of the Inspector's letter is attached at Appendix 1 to this report.
- 2.8 Work has been undertaken to progress the completion of the housing evidence and to enable further consideration to be given to relevant matters to enable the confirmation of the housing requirement target to be put forward to the Inspector.
- 2.9 This report draws together the outstanding housing evidence in relation to the updated Strategic Housing Land Availability Assessment (SHLAA), Viability Assessment and the issues identified by NLP to be addressed to inform the housing target.

3 NATIONAL POLICY CONTEXT

- 3.1 The National Planning Policy Framework (NPPF) provides the basis for land use planning and the framework that the Local Planning Authority has to work within. There are two distinct aspects to the guidance relating to plan making and decision making. The guidance sets out in terms of plan making extensive guidance on what the Local Planning Authority should take into account when formulating plans and policies. The guidance establishes what the authority should plan for in terms of development, including the level of housing, affordable housing provision and the factors to take into account when determining how, where and to what extent growth is to be planned. The framework of the NPPF is applied to guide the formulation of any plan and policies to achieve as a 'golden thread' sustainable development.
- 3.2 It is important to recognise that whilst the Core Strategy will provide a local framework, the Local Planning Authority is also required to determine planning applications in the context of the delivery of sustainable development. Planning applications will be judged against the development plan (in our case the Core Strategy and the subsequent allocations document) and NPPF. The focus of national policy is on growth in the form of sustainable development. Whilst the Council is required to plan for the needs of the area, and put in place policies to manage development, it will always be in a position where further development, over and above what is planned for will need to be considered. As development comes forward and reduces the need to allocate land, there will be circumstances where the planned requirements are met and the Council, as Local Planning Authority, will not be seeking to promote or identify additional development. However, applications that meet the tests of sustainable development may still be approved where they are consistent with policy.
- 3.3 The basis of addressing housing issues is set out in the National Planning Policy Framework (the Framework) which has at its heart the delivery of sustainable development. In essence the Framework emphasises the three roles that the planning system has to perform in order to achieve sustainable development.
- 3.4 The three roles, which should not be taken in isolation, are:
- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;
 - A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing; and
 - An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 3.5 In establishing the housing requirement for the area, it is a fundamental principle that the Council has an up to date evidence base and applies that evidence to make decisions

and plan for the needs of the area in an appropriate manner. Paragraph 152 of the Framework identifies that local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainability and make net gains across all three areas. However, it is also stated in paragraph 152 that 'significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. This is an important consideration in relation to the impact of development requirements identified through evidence gathering. Similarly, the Framework in paragraph 157 recognises that plans should be based upon co-operation with neighbouring authorities, public, voluntary and private sector organisations. This co-operation is a factor when considering the impacts of housing policy with neighbouring authorities in relation to their investment and regeneration priorities and these are considerations for the Council in determining the most appropriate housing levels.

- 3.6 The need to have an understanding of the position in relation to neighbouring authorities was one of the key tasks to undertake following the consideration of the housing evidence in June with particular regard to the neighbouring authorities meeting some of Ribble Valley's needs and the impact of Ribble Valley's housing requirement on each authority.
- 3.7 It is also clear from the Framework that whilst the Council is expected to use the evidence base to ensure the full objectively assessed needs are met, this is, as set out in paragraph 47 of the Framework only 'as far as is consistent with the policies set out in this Framework ...'. This underpins the regard the Council must have whilst on the one hand recognising the requirements identified in its evidence base and balancing this against the detailed policy considerations required by the Framework to ensure sustainable development is achieved.
- 3.8 This is further illustrated for example at paragraph 115 of the Framework which states 'great weight should be given to conserving landscape and scenic beauty in ... Areas of Outstanding Natural Beauty ...' and in subsequent paragraphs dealing with biodiversity and conserving and enhancing the historic environment for example. Similarly it is clearly relevant as set out in paragraphs 165 and 166 of the Framework referring to the regard to be given to wider environmental considerations when establishing planning policies, to ensure that there is balanced judgement between evidence on needs and evidence on protecting the characteristics and environmental considerations that apply across the borough.
- 3.9 The Council's sustainability consultants were asked to undertake a review of these issues and to prepare an update to the Sustainability Appraisal. A copy of the addendum report is attached as Appendix 2 to this report. The appendices to the addendum are in A3 format and can be viewed in the Members room or on the Council's website. Copies of the appendices have been issued to Members of the Committee as part of their report bundle.

4 SHLAA UPDATE

- 4.1 Another of the evidence base documents that has been updated during the Examination suspension period is the Strategic Housing Land Availability Assessment (SHLAA). This

is an update of Ribble Valley Borough Council's SHLAA which was first adopted in 2009. It follows the most recent CLG Practice Guidance with the primary aim of identifying the amount and the general locations of land for possible future development in the borough. It does not give planning permission to sites or allocate land. It provides a tool to understand the extent to which development can be accommodated and a baseline pool of sites to have regard to when making allocations. The theoretical assessments undertaken in the model do not take the place of the assessment and considerations to be given when determining an application.

- 4.2 Members may recall that a methodology report for the SHLAA was prepared and consulted upon in September 2008. This report set out the process that the first SHLAA followed, which was published for consultation in 2008 and adopted in 2009. This SHLAA represents an update of this original SHLAA, but also incorporates new sites, received by the authority for consideration in the SHLAA update since 2009. The SHLAA update also follows the methodology closely.
- 4.3 The SHLAA update considers a large volume of data on individual potential housing sites and areas of search that will inform future Local Development Documents (LDDs) of the LDF. A new 'call for sites' exercise was undertaken earlier this year which generated 110 new sites to be assessed. In addition some sites that were previously considered as part of the original SHLAA (adopted in 2009) were re-submitted. These were not assessed as new sites to avoid double counting, but information was updated where this had been provided.
- 4.4 Each one of the 110 sites was put through an initial filtering process to exclude those that didn't meet the SHLAA methodology criteria. This saw 60 sites being excluded. The remaining 50 sites met the SHLAA methodology criteria and were then assessed further in terms of suitability, availability and achievability.
- 4.5 The final stages of the SHLAA involved indicating when land might come forward for development within the next 15 years. This 15-year time frame was split into three categories in terms of a 0-5 years, 6-10 years and 11-15 years of supply (from the time the SHLAA was undertaken). The SHLAA identified 160ha of land in the 5-year supply category. This equates to 6,294 dwellings.
- 4.6 The SHLAA also indicates that there is the potential for 6,146 dwellings (equating to 165ha of land) that could be developed within years 6-10 and 2,277 dwellings (equating to 58.3ha of land) that could be developed within 11-15 years from the time of the SHLAA being undertaken.
- 4.7 The SHLAA therefore shows that based on the current adopted annual housing figure (of 200 dwellings per year), there is approximately 74 years supply of residential land available in the borough that is deliverable and developable over the 15-year period. 43%¹ of this is deliverable and is therefore included within the 5-year land supply. The terms 'deliverable' and 'developable' are the technical definitions applied in the guidance and refer to different considerations. This is explained in more detail at page 17 of the SHLAA report which is attached as Appendix 3.

¹ Which is equivalent to 32 years supply of potential housing land.

- 4.8 It is important to note that whilst this SHLAA provides background evidence on the potential deliverability of land and identifies potential housing sites, decisions regarding which of these sites will actually be selected for development will be made at a later stage. The SHLAA is one of the tools that will be used by the Council to inform this later policy-making process.
- 4.9 The SHLAA is now ready for consultation with key stakeholders and other interested parties. The SHLAA report will be available on the Council's website with a disk available on request containing the accompanying 'book of sites' which includes details about each of the sites and a location plan. This book splits up the sites into those that were excluded and those that were included in the SHLAA study (as in accordance with the methodology). Both of these sections are then sub-divided further into alphabetical settlement order to make it easy to find sites quickly. Copies of the report and book of sites will also be made available at the Council Offices.
- 4.10 The SHLAA report is attached for reference at Appendix 3. The accompanying book of sites can be viewed in the Members room or at Level D reception in the Council offices. It is likely that the consultation process will highlight a need for fine tuning which can be addressed in the final report when further work to amend any detailed matters can be undertaken. The government has also confirmed that new guidance is to be published for consultation in July relating to SHLAAs (and SHMAs) which may require further consideration.

5 VIABILITY ASSESSMENT

- 5.1 As Members will recall the NPPF placed a much greater emphasis on the need to demonstrate that the policies set out in the Core Strategy did not prevent the Plan being delivered by virtue of the policy requirements rendering development unviable. The Council has, at the time of writing, received a second advanced draft of our consultants' viability assessment of the Plan. This has provided relevant information to inform the SHLAA process and provides the overall conclusion that the Core Strategy policies (on a whole plan basis) do not make development unviable and the objectives of the Strategy are capable of being delivered.
- 5.2 We are currently addressing the final iteration and proofing of the document ready for publication and the draft has been considered by the Core Strategy Working Group. The summary conclusions are included at Appendix 4 to this report for reference, and the final draft will be circulated to Committee Members ahead of the Committee meeting.
- 5.3 It should be noted that whilst overall the conclusion of the study is that development would be viable each proposal will still need to be considered on its merits in terms of detailed viability as an application or through the allocation process. In addition, an important finding from the study was that in general brownfield or previously developed sites seemed to be much more marginal from a viability viewpoint and if the Council was in a situation where its development strategy was to be reliant upon such sites, then delivery could well be an issue. As Members are aware, it has long been acknowledged that the majority of new development anticipated in the borough would be on greenfield sites. In practice development on previously developed/brownfield land has taken place in the borough providing a significant amount of development to date, however the full policy requirements have not been met in these schemes due to viability considerations.

or grant schemes have supported delivery. This is a good example of the difference between the whole Plan viability assessment approach and the need to undertake individual viability appraisal on individual schemes or allocations.

- 5.4 The viability assessment will be published for consultation as part of the ongoing Core Strategy programme to provide information to the Inspector at Examination.

6 HOUSING REQUIREMENT REVIEW

- 6.1 Members will recall that the update of the housing requirements review identifies a range for housing provision of between 220-250 dwellings per annum as being an appropriate guide for housing requirements. It is emphasised by the consultants that a level of 220 would not address the economic needs of the borough. This would deliver the demographic based needs but a level of 250 would enable the Council to support the delivery of affordable housing and some economic growth.
- 6.2 A level of 250 dwellings per annum, would not address the full economic needs identified in the evidence base, and there is an element of risk in not pursuing the 280 figure derived from that assessment. However, as previously reported this level of housing requirement needs to be considered against the background of delivering sustainable development and other considerations that the Council needs to consider.
- 6.3 A number of issues have been looked at further on the basis of Members previous endorsement of a housing requirement for the Core Strategy being based on 250 units per year. This has included establishing how neighbouring authorities would perceive an increased requirement in Ribble Valley; a review of the sustainability advice and issues around past delivery and the Council's Core Strategy objectives in terms of economic growth.
- 6.4 Discussions with neighbouring authorities have taken place to seek to establish an understanding of the authority's likely response to Ribble Valley's housing review and the scope, as suggested by NLP to consider whether neighbouring authorities would seek to accommodate unmet need from Ribble Valley. In the time available it has not proven possible to obtain views from all authorities, however the discussions that have taken place have proved valuable in understanding the issues.
- 6.5 The concern identified by NLP was that in the event that the Council sought to establish a figure significantly lower than the economic growth based requirement of 280 then there would need to be consideration given under the duty to co-operate as to how the need might be met if appropriate. The meeting of unmet need was the starting premise for discussions with neighbouring authorities. All Lancashire districts were invited to attend a meeting to take this forward. This extended beyond Ribble Valley's immediate neighbours due to the relationship other areas had within their respective housing markets.
- 6.6 As an example whilst Ribble Valley shares a boundary with Wyre, Blackpool and Fylde share a housing market with Wyre and are currently engaged in joint working consequently it was consider important to ensure the broader implications across housing markets could be considered. Similarly, Preston and South Ribble share a boundary with Ribble Valley but they work jointly with Chorley as part of a shared

housing market and joint Core Strategy area. Whilst some neighbouring authorities were unable to attend it has been possible to obtain sufficient information to inform the Council's work.

- 6.7 In summary, the practicalities of securing a joint approach at this stage and putting in place mechanism that will enable a reliable approach to neighbouring authorities meeting unmet needs from Ribble Valley is not realistic and would take a significant amount of both technical and political effort to secure. A key part of this is that for some authorities, there was evidence of difficulty in delivering their own identified needs making it unrealistic to anticipate that they could deliver in addition unmet need from Ribble Valley.
- 6.8 There is however believed to be scope to develop such approaches through the ongoing dialogue, potential joint working and shared approaches that can be developed under the duty to co-operate. This is much more relevant going forward to Ribble Valley's review that is recognised and incorporated into the Core Strategy. Policy H1 – Housing provision, makes reference in its wording as follows:
- 'The overall housing requirement will be subject to a formal review within 5 years from the date of adoption of the Core Strategy to ensure it remains the appropriate strategic figure with which to plan'.
- 6.9 There was broad support from authorities with agreement to look further at this approach as this would fit more comfortably with the Plan periods and likely reviews that authorities will be moving towards given the differing position with Core Strategies and Plans that are in place at the moment, especially those based on Regional Strategy evidence and requirements.
- 6.10 The issue of likely impact of an increased housing requirement in Ribble Valley was discussed. This is a key concern from the viewpoint of aligning neighbouring strategies under the duty to co-operate and addressing the requirements of NPPF on joint working. There was a fairly common view held amongst neighbouring authorities that on the whole there was not considered to be any really significant adverse impact on neighbouring areas arising from the levels of housing development proposed in Ribble Valley with the exception of strong concerns raised by Blackburn and in a similar context from Hyndburn. Not surprisingly these two districts have perhaps the strongest relationship with Ribble Valley's housing market and are considered to be the districts where housing growth in Ribble Valley could have some impact on out-migration and opportunities for these districts to pursue growth investment and rebalancing of their housing markets. These are important factors to take into account.
- 6.11 In particular Blackburn identified potential concerns about the impact upon their development and growth aspirations that would be likely to a rise. This was held to be particularly so in a circumstance where at the strategic level the authorities are looking to identify opportunities to encourage investment in higher quality sites as a key part of boosting their housing offer to support regeneration and economic growth. There is considered to be a risk to that strategy if Ribble Valley takes no account of these cross boundary issues. All authorities will be invited to formally respond during the forthcoming consultation period to enable partners to undertake wider consideration of the likely impacts discussed at officer level and submit a position statement as appropriate to them for the Examination.

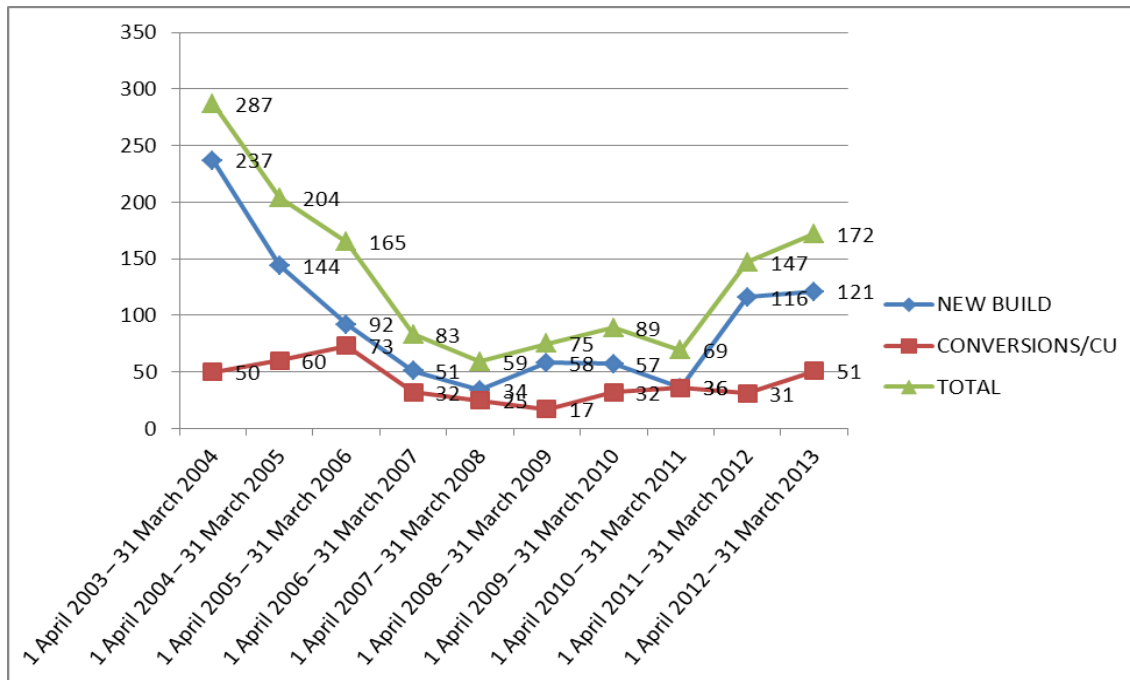
- 6.12 Another factor to consider is the extent to which overall a target figure of 250 compared to 280 is significantly lower. This equates to 30 dwellings per annum or 600 units over the whole plan period. This is approximately a reduction in requirement of 10%. This is not significant overall in the context of the planned review and the particular impacts identified with Blackburn and to some extent Hyndburn. Adopting a housing requirement of 250 at the upper end of the NLP range, would not give rise to such adverse impacts that would actually warrant further efforts in my view at this stage to explore mitigation and the difference being accommodated in other areas. In any event, the level of housing requirement will be subject to review going forward and it is more important to mitigate the impact of a higher requirement in Ribble Valley on neighbouring housing markets that require support to rebalance and regenerate.
- 6.13 As part of the requirements review, NLP undertook an assessment of housing need based on the revised economic evidence that was refreshed as part of the update. This update provided a more reliable basis to look at housing requirements focused on the level of growth identified. This generated a housing level of 280 units factoring in envisaged job growth. It is important to bear in mind that the level of job growth is aspirational and in itself will be subject to review over the plan period. It is also important to recognise that job growth and future workforce change is properly considered particularly where demographic trends identify an ageing population and the potential of a smaller labour force in the future.
- 6.14 The level of housing requirement at 250 accommodates job growth albeit not the full housing need based on growth aspirations. An important objective however of the Council expressed in the Core Strategy is improving the competitiveness and productivity of local businesses by safeguarding and promoting local employment opportunities. A key element of this objective is to secure more jobs in Ribble Valley to help rebalance the high levels of out-commuting that occurs to access employment opportunities. This is an important strand for the Council in promoting sustainability and in the longer term improving the quality of the environment overall by reducing the need to travel longer distances to work. This objective is intended to result in the claw-back of workforce that currently commutes and if successful will help address issues of future workforce change. Whilst a housing figure of 250 would provide for some growth, part of the housing requirement to meet jobs growth would be met by commuter claw-back under this objective, thereby mitigating the need to plan at this stage for additional housing.
- 6.15 In addition to addressing the commuting issue it is also important to recognise that the growth anticipated is aspirational in a time when economic recovery continues to be uncertain, certainly in the short to medium term. The economic position will continue to be monitored and the need to revise housing targets in respect of growth can be sensibly considered in the light of economic change and experience of applicable trends as part of the review to which the Council has committed in the Core Strategy.
- 6.16 In establishing the housing requirement as well as recognising that the position in relation to economic recovery in terms of employment growth is uncertain, the housing market itself continues to be in a period of recovery. Housing targets should be considered in the context of the ability to deliver housing. Whilst delivering housing is clearly a factor of the availability of land (that is, sites with planning permission or as allocations) delivery to a greater extent is influenced by the ability of the market to support the take-up of new properties through mortgage lending and market demand.

As with employment and economic growth, it is important to look at the rates of delivery that have been achieved in past times as an indicator of the market ability to sustain high growth.

6.17 Table 1 below sets out the number of completions between 2003 and March 2013 for both new build and conversions with the accompanying graph illustrating the trend. In the first instance, it is worth noting that the number of conversions that are delivered in Ribble Valley represent approximately 30% of all new completions over the monitoring period and given the nature of the area it is likely that conversions will continue to play a significant part in the supply of new homes.

TABLE 1 – COMPLETIONS DATA

COMPLETIONS FROM 1 APRIL 2003 – 31 MARCH 2013	NEW BUILD	CONVERSIONS/CU	TOTAL
1 April 2003 – 31 March 2004	237	50	287
1 April 2004 – 31 March 2005	144	60	204
1 April 2005 – 31 March 2006	92	73	165
1 April 2006 – 31 March 2007	51	32	83
1 April 2007 – 31 March 2008	34	17	51
1 April 2008 – 31 March 2009	58	17	75
1 April 2009 – 31 March 2010	57	32	89
1 April 2010 – 31 March 2011	36	36	69
1 April 2011 – 31 March 2012	116	31	147
1 April 2012 – 31 March 2013	121	51	172

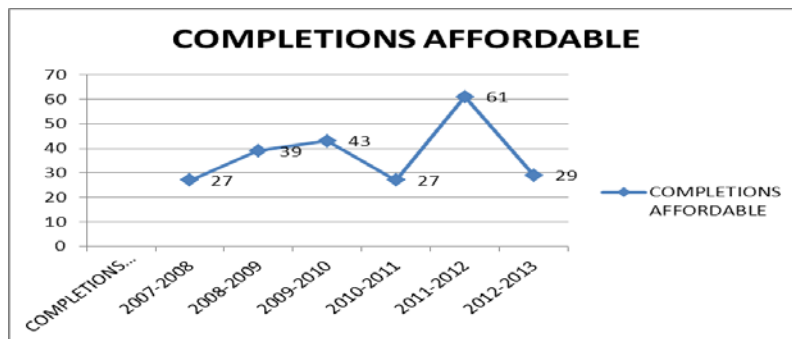


NB – CU = Change of use

- 6.18 The second issue to reflect upon from the information in the tables above, is that between 2003 and the autumn of 2008 Members will recall the Lancashire-wide Housing Moratorium that was in place. This reflected the high levels of planning permissions that existed and strictly controlled the release of new permissions in order to rebalance housing provision. House building continued during the period as the stock of planning permissions was built out reflecting the market’s ability to deliver housing. The highest level of new build was 237. The effect of the Moratorium can be seen as build rates fall and the impact of the housing recession coming through in low completion rates into 2011. Build rates from 2011 are showing an increase as new schemes come on stream, however the levels are well below the targets for delivery being planned for. At this stage, it is too early to determine the rate at which housing delivery will recover, even at a target figure of 250, delivery has some way to go and it would be prudent to continue to monitor the effect of the housing recovery. A housing target of 250 would still serve to boost supply in the Ribble Valley reflecting the NPPF with the opportunity to revise the level of housing as part of the committed review.
- 6.19 Completions on affordable housing are shown in Table 2 together with a graph illustrating the trends in delivery. As with market housing, delivery of new build affordable housing has been below identified levels. It is important to ensure that any housing requirement set in the Core Strategy supports the delivery of affordable housing, a level of 250 would help deliver affordable housing at our established affordable housing target of 30% in the order of 75 units per year. This is less than the adjusted annualised requirements established in the SHLAA (114 units) but is clearly aspirational with regard to what has been delivered over recent years. It is considered unrealistic to be expecting a higher level of affordable housing to be capable of being delivered in reality. The issue can of course be kept under review and taken account of in the review period.

TABLE 2 – AFFORDABLE COMPLETIONS

COMPLETIONS AFFORDABLE – NEW BUILD	
2007-2008	27
2008-2009	39
2009-2010	43
2010-2011	27
2011-2012	61
2012-2013	29



7 CONCLUSIONS

- 7.1 The Council has undertaken a widespread review of its housing evidence. The evidence of the SHLAA indicates that there are no issues of land supply as a matter of principle. The viability appraisal supports the Core Strategy policies and concludes that the Council's policy requirements on the whole do not make delivery of development unviable.
- 7.2 The updated SHMA provides evidence to establish the nature of housing required and confirms the Council's target for affordable housing delivery as being appropriate. The SHMA highlights a continuing need to deliver affordable housing. The SHMA aligns with the evidence of the housing requirements review and the level of need indicated within the NLP range of 250 dwellings per annum.
- 7.3 The housing requirement should be set at the upper end of the NLP range at 250 dwellings per annum if the Council is to address realistically the needs generated by demographic change, affordable housing requirements and economic growth. This needs to be kept under review as recognised by the Council in its Core Strategy.
- 7.4 There is a clear need to continue developing joint working with neighbouring authorities having regard in particular to the potential adverse impacts that increased housing development in Ribble Valley could have on related housing markets.
- 7.5 Changes should be proposed to the Core Strategy to reflect the higher housing requirement of 5000 dwellings for the Plan period 2008-2028 with a housing target of 250 dwellings per annum. The proposed changes are set out in Appendix 5.

8 RISK ASSESSMENT

- 8.1 The approval of this report may have the following implications:
- Resources – Provision exists within existing reserves to support the Core Strategy, however this will need to be kept under review.
 - Technical, Environmental and Legal – In forming a judgement Members will need to ensure a justified and evidence-based approach is taken in line with existing planning policy guidance.
 - Political – There is significant interest in housing and related Core Strategy issues.
 - Reputation – The decision taken will influence future planning decisions and demonstrate the ability to take the lead role on issues of significance to the local community.

8 RECOMMENDED THAT COMMITTEE

- 8.1 Note the information in the report and support the publication of the Strategic Housing Land Availability Assessment and Viability Assessment as part of the revised evidence base together with the Sustainability Appraisal addendum.

- 8.2 Agree that the Core Strategy be amended to reflect a housing requirement of 5000 dwellings over the Plan period 2008 – 2028 with a figure of 250 per annum as the target for new housing in the borough and the proposed amendments to the Core Strategy as set out in Appendix 5 be published for consultation and submitted to the Inspector.
- 8.3 Confirm that for the purposes of determining planning applications pending the outcome of public consultation, that the current figure of 200 dwellings per annum continues to be used for decision making.

COLIN HIRST
HEAD OF REGENERATION AND HOUSING

MARSHAL SCOTT
CHIEF EXECUTIVE

BACKGROUND PAPERS

- 1 National Planning Policy Framework.
- 2 Submission Version Core Strategy September 2012.
- 3 Ribble Valley Housing Requirement Update – Nathaniel Lichfield and Partners.
- 4 Strategic Housing Market Assessment – June 2013.
5. Draft Viability Assessment – June 2013.

For further information please ask for Colin Hirst, extension 4503. For information on the SHLAA please ask for Joanne Macholc or Diane Cafferty on 01200 425111.

Ref: 060813/P&D/COLIN HIRST/EL

CORE STRATEGY EXAMINATION IN PUBLIC

please ask for: Michelle Haworth
direct line: 07896 064236
e-mail: programme.officer@ribblevalley.gov.uk
our ref:
your ref:
date: 03 July 2013
respondent ID:

Inspector: Simon Berkeley BA MA MRTPI
Programme Officer: Michelle Haworth

Examination Office
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Mr Hirst

Examination of the Ribble Valley Core Strategy

Thank you for your letter dated 1 July.

From your letter and the periodic updates you have provided over the past months it is clear to me that the Council is making significant progress in updating the evidence base to address the concerns I have previously raised. I welcome the positive approach you have taken in this regard.

I recognise that there is still some further work to be done. I understand that this includes: finalising viability assessments feeding into the SHLAA; setting a firm revised level of housing to be delivered, which I understand is likely to be an increase on the level in the submitted Core Strategy; and establishing whether the existing housing distribution model remains the most appropriate in the light of the revised housing figures. These are without doubt critical matters.

Given the progress made to date and the importance of the work to be finalised, I agree to your request to extend the present suspension period to 1 September.

You ask about your intended consultation process. As I understand it, this will invite comments on all of the new evidence produced and the modifications to the Core Strategy proposed by the Council as a consequence. That being so, I agree that it is preferable to wait until all the evidence base work is finalised and a comprehensive schedule of modifications has been drawn up. This is likely to prove more satisfactory for the examination's other participants. I also concur that if the consultation is to be held over August, then it should be for a period of no less than six weeks.

I trust that you find this letter helpful. I look forward to your submission of all the updated evidence and proposed modifications in due course.

Yours sincerely,

Simon Berkeley

Inspector



Ribble Valley Borough Council

Local Plan

Sustainability Appraisal and Habitats Regulations
Assessment

Addendum Report - Modifications June/July 2013

Hyder Consulting (UK) Limited

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Ribble Valley Borough Council

Local Plan

Sustainability Appraisal and Habitats Regulations Assessment

Addendum Report - Modifications June/July 2013

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Report No 008-UA003663-UE31R-02-F

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1 INTRODUCTION AND PURPOSE

1.1 Purpose of this addendum

In March 2012, a Sustainability Appraisal (SA) was prepared for Ribble Valley Borough Council's Publication Core Strategy (report number 008-UA003663-UE31R-02-F). This was updated in September 2012 to reflect the Submission Core Strategy (report number 005-UA003663-UE31R-01-F). The SA comprised an assessment of the policies and proposals within the Publication Core Strategy including how the Council proposed to deliver the required 4000 new homes over the plan period (2008-2028).

A Habitats Regulations Assessment (HRA) was also undertaken to establish whether or not the contents of the Publication Core Strategy would be likely to have a significant effect on a nature conservation site of European Importance. The results of the HRA were documented in a report which was subsequently revised and re-issued in March 2013 (report number 002-UA003663-NHR-NEW HRA 06-F).

Since these reports were produced, Ribble Valley Borough Council has made some minor modifications to the Core Strategy. The Council has also investigated the possibility of delivering either 5000 or 5600 new homes over the plan period instead of 4000. An interim consultation on a draft of this addendum report has been undertaken with the Planning Advisory Service (PAS) and comments have been received.

This final version of the addendum report addresses the following points:

- How the conclusions of the existing SA Report (and its update for the Submission version) would change following the recent modifications to the Core Strategy.
- How the conclusions of the existing SA Report (including its update for the Submission version) and the HRA Report would change if either 5000 or 5600 homes were built instead of 4000.
- In response to PAS's comments, greater linkages have been provided to the existing SA Report in order to draw a full conclusion on the impact of a higher quantum of housing.

This report should be read in conjunction with the previous SA and HRA reports.

1.2 Proposed Modifications to the Core Strategy

1.2.1 Modifications

The following modifications have been proposed.

Table 1-1 Proposed Core Strategy Modifications

Ref	Strategy Reference	Proposed Change	Reason
01	Paragraph 3.12	Revised wording of the objective to read "To increase the supply of affordable and decent homes in the borough to help meet identified needs".	To more appropriately reflect the aspirations of the Council.
02	Key Statement DS1: Development	First paragraph - delete...the main urban areas of the borough and replace text with "the principle settlements of Clitheroe, Longridge and Whalley".	To clarify the focus of development

Ref	Strategy Reference	Proposed Change	Reason																																
	Strategy	<p>First paragraph- after...and the Samlesbury Enterprise Zone add new sentence “New retail and leisure development will be directed towards the centres of Clitheroe, Longridge and Whalley”.</p> <p>Second paragraph- after...at Standen, add “and the borough’s principle settlements, development will be allocated to defined settlements listed in this policy”.</p> <p>New third paragraph- add “The defined settlements are” [insert table below]</p> <table border="1"> <tbody> <tr> <td>Barrow</td> <td>Downham</td> <td>Mellor Brook</td> <td>Sawley</td> </tr> <tr> <td>Billington</td> <td>Dunsop Bridge</td> <td>Newton</td> <td>Slaidburn</td> </tr> <tr> <td>Bolton by Bowland</td> <td>Gisburn</td> <td>Osbaldeston</td> <td>Tosside</td> </tr> <tr> <td>Brockhall</td> <td>Grindleton</td> <td>Pendleton</td> <td>Waddington</td> </tr> <tr> <td>Calderstones</td> <td>Holden</td> <td>Read & Simonstone</td> <td>West Bradford</td> </tr> <tr> <td>Chatburn</td> <td>Hurst Green</td> <td>Ribchester</td> <td>Wilpshire</td> </tr> <tr> <td>Chipping</td> <td>Langho</td> <td>Rimington</td> <td>Wiswell</td> </tr> <tr> <td>Copster Green</td> <td>Meilor</td> <td>Sabden</td> <td>Worston</td> </tr> </tbody> </table> <p>New fourth paragraph- add “In allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the scale, extent and form of development to be allocated under this policy. The relevant constraints are set out as part of the strategic framework included in this plan”.</p>	Barrow	Downham	Mellor Brook	Sawley	Billington	Dunsop Bridge	Newton	Slaidburn	Bolton by Bowland	Gisburn	Osbaldeston	Tosside	Brockhall	Grindleton	Pendleton	Waddington	Calderstones	Holden	Read & Simonstone	West Bradford	Chatburn	Hurst Green	Ribchester	Wilpshire	Chipping	Langho	Rimington	Wiswell	Copster Green	Meilor	Sabden	Worston	<p>To clarify the focus of development</p> <p>To clarify the focus of development</p> <p>To clarify the focus of development</p> <p>To clarify the approach to development</p>
Barrow	Downham	Mellor Brook	Sawley																																
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03	Paragraph 4.11	New Paragraph (after table of housing distribution) The housing model makes a modelled assumption based on a number of dwellings averaged across the defined settlements. It is important to bear in mind an average; some settlements will accommodate more, whilst others, due to their recognised constraints may accommodate less. The Council will use the Core Strategy framework to set out the patterns and scale of growth through the Housing & Economic DPD.	To clarify the focus of and approach to development																																
04	Key Statement EN3: Sustainable Development and Climate Change	Add text after.. carbon footprint. “The Council will assess applications against the current Code for Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM standards.	To clarify the relevant standards the Council will utilise.																																
05	Key Statement EC1: Business and Employment Development	Policy Statement to be updated with revised employment land requirements including non B1, B2 and B8 uses together with relevant retail floor space following consultation on evidence base.	The statement will need to reflect the most up to date evidence																																
06	Key Statement EC2: Development of Retail, Shops and Community Facilities	Subject to consultation on the evidence base, add new paragraph to statement Provision for new convenience retail floor space of up to 1815 sq m for Clitheroe, 140 sq m for Longridge and 250 sq m for Whalley will be allocated. Provision for new comparison retail floor space of up to 2630 sq m for Clitheroe, 640 sq m for Longridge and 240 sq m for Whalley will be allocated.	To comply with NPPF and the up to date evidence																																

1.2.2 Approach to SA of Modifications

Table 2-1 in Chapter 2 of this report identifies whether or not the proposed modifications would result in a significant change to the assessment provided in the existing SA Report. A justification for whether or not further detailed assessment work is required.

1.3 Alternative housing figures options

1.3.1 Option 1 – 5000 New Homes

This option comprises an average of 250 new homes (instead of 200) to be built in the Borough per year for 20 years. This is a 25% increase over the previously assessed approach. The distribution of these homes is illustrated in Table 1-2. This follows the same spatial proportions as the previously assessed 4000 homes option.

Table 1-2 Distribution of new homes – 5000 homes option.

Settlement	1 Number of houses to be provided ¹	2 Number of houses already completed/ permission given ² for each 'settlement'/ area (based on the Parish)	3 Unadjusted residual (less number already completed/ permission given)	4 Longridge adjustment ³	5 Proposed Strategic Site ⁴	6 Residual number of houses required for each settlement ⁵ (figure of 230 is result of Standen site subtracted from Clitheroe)
Clitheroe	2,065	795	1270	0		230
Longridge	1,032	282	750	550		550
Whalley	463	248	215	0		215
<i>Other settlements</i>	<i>1440</i>	<i>908</i>	<i>532</i>	<i>732</i>		732
Standen				0	1040	1040
Total	5000	2233	2770			2767

¹ For three main settlements total no. of dwellings is 3560. Number of houses is calculated from settlement population as a % of total main settlement population (see table at 15.2 of Submitted Core Strategy for data) – Clitheroe 58%, Longridge 29%, Whalley 13%

² Does not include sites which are awaiting completion of section 106 agreements at 31st March 2013

³ This allowance reflects anticipated development in Preston Borough at Longridge – 200 taken from Longridge and reappportioned to the 'Other Settlements'

⁴ Proposed Strategic Site – 1040 dwellings proposed at Standen. 1040 taken from Clitheroe requirement.

⁵ As at 31st March 2013 – applications have been approved since

It should be noted that since the original SA was undertaken in March 2012, a large number of new homes have been completed or granted permission in the Borough. Consequently, the residual number of homes is now lower than that presented in the SA Report, albeit that the overall number will be higher.

1.3.2 Option 2 – 5600 New Homes

This option comprises an average of 280 (instead of 200) new homes to be built in the Borough per year for 20 years. This is a 40% increase over the previously assessed approach. The distribution of these homes is illustrated in Table 1-3. This follows the same spatial proportions as the previously assessed 4000 homes option.

Table 1-3 Distribution of new homes – 5600 homes option.

Settlement	1 Number of houses to be provided ⁶	2 Number of houses already completed/ permission given⁷ for each 'settlement'/ area (based on the Parish)	3 Unadjusted residual (less number already completed/ permission given)	4 Longridge adjustment ⁸	5 Proposed Strategic Site ⁹	6 Residual number of houses required for each settlement ¹⁰ <small>(figure of 230 is result of Standen site subtracted from Clitheroe)</small>
Clitheroe	2,320	795	1525	0		485
Longridge	1,160	282	878	678		678
Whalley	520	248	272	0		272
<i>Other settlements</i>	<i>1600</i>	<i>908</i>	<i>692</i>	<i>892</i>		892
Standen				0	1040	1040
Total	5600	2233	3367			3367

It should be noted that since the original SA was undertaken in March 2012, a large number of new homes have been completed or granted permission in the Borough. Consequently, the residual number of homes is now lower than that presented in the SA Report, albeit that the overall number will be higher.

⁶ For three main settlements total no. of dwellings is 3560. Number of houses is calculated from settlement population as a % of total main settlement population (see table at 15.2 of Submitted Core Strategy for data) – Clitheroe 58%, Longridge 29%, Whalley 13%

⁷ Does not include sites which are awaiting completion of section 106 agreements at 31st March 2013

⁸ This allowance reflects anticipated development in Preston Borough at Longridge – 200 taken from Longridge and reappropriated to the 'Other Settlements'

⁹ Proposed Strategic Site – 1040 dwellings proposed at Standen. 1040 taken from Clitheroe requirement.

¹⁰ As at 31st March 2013 – applications have been approved since

1.3.3 Approach to SA and HRA of alternative housing figures

Appendix C of the original SA Report presents an assessment of the Preferred Spatial Strategy against the SA Framework of objectives. This was based upon the provision of 4000 new homes at the time. The assessment matrix used for this assessment has been reproduced in Appendix A of this addendum report and has been amended to reflect the provision of 5000 and 5600 homes respectively.

Section 3 of this report summarises the key differences or sustainability issues surrounding each of these increases.

Section 4 provides a commentary on whether or not each of the increases in housing numbers is likely to affect the findings of the HRA or otherwise.

It should be noted that SA and HRA are not exact sciences and their strategic nature involves a degree of uncertainty. Consequently it is difficult to place an exact figure on where the number of houses proposed becomes unsustainable.

2 SA OF CORE STRATEGY MODIFICATIONS

Table 2-1 identifies whether or not the proposed modifications would result in a significant change to the assessment provided in the existing SA Report and hence whether or not further, more detailed re-assessment is required.

Table 2-1 SA implications of proposed Core Strategy changes

Ref	Strategy Reference	Proposed Change	Significance of the Change and the Sustainability Impacts																																
01	Paragraph 3.12	Revised wording of the objective to read “To increase the supply of affordable and decent homes in the borough to help meet identified needs”.	The wording of the objective has been amended slightly although it still seeks to provide new homes to meet needs. This principle was assessed as part of the SA of the Vision and Objectives and the findings would not change as a result of this modification. No further assessment needed.																																
02	Key Statement DS1: Development Strategy	<p>First paragraph - delete...the main urban areas of the borough and replace text with “the principle settlements of Clitheroe, Longridge and Whalley”.</p> <p>First paragraph- after...and the Samlesbury Enterprise Zone add new sentence “New retail and leisure development will be directed towards the centres of Clitheroe, Longridge and Whalley”.</p> <p>Second paragraph- after...at Standen, add “and the borough’s principle settlements, development will be allocated to defined settlements listed in this policy”.</p> <p>New third paragraph- add “The defined settlements are” [insert table below]</p> <table border="1" data-bbox="402 1281 1061 1435"> <tbody> <tr> <td>Barrow</td> <td>Downham</td> <td>Mellor Brook</td> <td>Sawley</td> </tr> <tr> <td>Billington</td> <td>Dunsop Bridge</td> <td>Newton</td> <td>Slaidburn</td> </tr> <tr> <td>Bolton by Bowland</td> <td>Gisburn</td> <td>Osbaldeston</td> <td>Tosside</td> </tr> <tr> <td>Brockhall</td> <td>Grindleton</td> <td>Pendleton</td> <td>Waddington</td> </tr> <tr> <td>Calderstones</td> <td>Holden</td> <td>Read & Simonstone</td> <td>West Bradford</td> </tr> <tr> <td>Chatburn</td> <td>Hurst Green</td> <td>Ribchester</td> <td>Wilpshire</td> </tr> <tr> <td>Chipping</td> <td>Langho</td> <td>Rimington</td> <td>Wiswell</td> </tr> <tr> <td>Copster Green</td> <td>Mellor</td> <td>Sabden</td> <td>Worster</td> </tr> </tbody> </table> <p>New fourth paragraph- add “In allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the scale, extent and form of development to be allocated under this policy. The relevant constraints are set out as part of the strategic framework included in this plan”.</p>	Barrow	Downham	Mellor Brook	Sawley	Billington	Dunsop Bridge	Newton	Slaidburn	Bolton by Bowland	Gisburn	Osbaldeston	Tosside	Brockhall	Grindleton	Pendleton	Waddington	Calderstones	Holden	Read & Simonstone	West Bradford	Chatburn	Hurst Green	Ribchester	Wilpshire	Chipping	Langho	Rimington	Wiswell	Copster Green	Mellor	Sabden	Worster	<p>The wording of this Key Statement has been amended to add greater clarity. Nonetheless, the meaning of the statement has not changed since the SA was produced and the modifications still reflect Hyder’s understanding of it during the assessment.</p> <p>The modifications have thus not resulted in a change to the existing SA outcomes. No further assessment needed.</p>
Barrow	Downham	Mellor Brook	Sawley																																
Billington	Dunsop Bridge	Newton	Slaidburn																																
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04	Key Statement EN3: Sustainable	Add text after. carbon footprint. “The Council will assess applications against the current Code for Sustainable Homes,	The additional text provides extra strength and clarity to the Key																																

Ref	Strategy Reference	Proposed Change	Significance of the Change and the Sustainability Impacts
	Development and Climate Change	Lifetime Homes and Buildings for Life and BREEAM standards.	Statement. This already scores strongly positive against the SA objectives relating to energy and resource efficiency and this clarification would benefit this further. It is not proposed to amend the SA based upon this. No further assessment needed.
05	<i>Key Statement EC1: Business and Employment Development</i>	<i>Policy Statement to be updated with revised employment land requirements including non B1, B2 and B8 uses together with relevant retail floor space following consultation on evidence base.</i>	The updated text provides more up-to-date detail on different employment land uses. These subtle differences would not affect the existing assessment presented in the SA Report which considers employment use at a more strategic and generic level. No further assessment needed.
06	<i>Key Statement EC2: Development of Retail, Shops and Community Facilities</i>	<i>Subject to consultation on the evidence base, add new paragraph to statement Provision for new convenience retail floor space of up to 1815 sq m for Clitheroe, 140 sq m for Longridge and 250 sq m for Whalley will be allocated. Provision for new comparison retail floor space of up to 2630 sq m for Clitheroe, 640 sq m for Longridge and 240 sq m for Whalley will be allocated.</i>	This text provides additional detail to the existing policy text on locations for retail development. the broad locations for development have already been assessed in the SA Report. Whilst this detail is useful it would not materially change the existing conclusions at this scale. No further assessment needed.

3 SA OF ALTERNATIVE HOUSING FIGURES OPTIONS

The updated assessment matrices for the preferred Spatial Option to take account of the options to increase housing numbers are presented in Appendix A. A summary of the key issues compared with the 4000 homes option is presented below.

Note that in both cases the number of homes proposed at the strategic site of Standen would remain the same – 1040 homes.

3.1 Option 1 – 5000 New Homes

Of all the settlements in the Borough, Clitheroe has the greatest potential to absorb a greater amount of housing due to its existing size and range of amenities, jobs and infrastructure. It is however, possible that this further increase of 395 homes over the original assessment may place greater pressure still on congestion (and consequently air quality in the Air Quality Management Area (AQMA)) in the town and local services, for example primary school places. Cumulatively with the Standen development, this level of increase is expected to have a greater environmental impact than the original option, in terms of the effects on landscape and the natural environment as a result of loss of greenfield land. Without the identification of specific development sites at this stage, it is difficult to predict whether or not this increase would be significant. It should also be noted that there would be potential to mitigate for some of these effects through the provision of additional school capacity, sustainable transport measures and, to an extent mitigate for the environmental effects through high standards of environmental design and careful planning at the site level. However, this option would unavoidably lead to greater landscape effects and changes to the urban fringe compared with the original option. These effects may be visible from the Forest of Bowland Area of Outstanding Natural Beauty (AONB), depending on the locations of the development sites.

Longridge has potential to grow as it has fewer environmental constraints than some of the other settlements and has a good range of amenities and employment opportunities. However, additional secondary school capacity would be required and given its location on the edge of the borough it is not clear whether any economic benefits of this increase in population would be realised mainly in Ribble Valley or in Preston.

There are traffic congestion issues in Whalley and a lack of school places. The increase in proposed development would put greater pressure on these issues although a further 88 homes over a 20 year period may not prove significant. Further studies into the potential effects on traffic would be required at the site allocations stage.

The option would also see an increase in development in rural areas. This would be positive for the viability and vibrancy of villages and rural services, however, this increase is likely to start to have a more noticeable effect on the character of some settlements and their surrounding landscapes. The policy framework in the Core Strategy would provide significant protection to the natural environment and through careful selection of sites and villages which would be better able to accommodate development, it may be possible to limit the extent of adverse effects. Cumulatively, the additional 1000 homes across the Borough has potential to cause a degree of erosion to natural resources and the landscape.

3.2 Option 2 – 5600 New Homes

Option 2 would provide for 1600 more homes than the original option over the 20 year plan period. It is anticipated that the effects of the increase described in Option 1 would be more

marked under this option and has potential to cause significant effects either in specific areas or potentially as a result of cumulative effects. As above, the policy framework within the Core Strategy would provide some mitigation against these effects although its success would be more limited given the greater quantum of growth required. It may be that if such an increase were necessary, certain policies associated with the environment and service provision would need to be more stringent and focussed in certain areas to ensure impacts are minimised. This may, for example require stricter standards of sustainable design and a more strategic approach to planning and masterplanning of developments in more sensitive settlements. It may also require further consideration of the proportional split of development between the settlements.

As described above, Clitheroe has the greatest potential to absorb a greater amount of housing due to its existing size and range of amenities, jobs and infrastructure. It is, however, more likely under this option that greater pressure would be placed upon these facilities leading to potential adverse effects on congestion, air quality (and the AQMA) and pressure on basic services. It is likely that more greenfield land would be required to accommodate the additional units which may have adverse effects on the town's urban fringe character and may require higher housing densities, making it more difficult to provide for greenspace and the landscaping features needed to limit the effects on the local landscape and townscape. Combined with the Standen site this option is more likely to have a significant effect on the natural and built environment, even with the provision of mitigation. These effects may be visible from the Forest of Bowland AONB, depending on the locations of the development sites.

As described above, Longridge has potential to grow as it has fewer environmental constraints than some of the other settlements and has a good range of amenities and employment opportunities. However, additional secondary school capacity would be required and given its location on the edge of the borough it is not clear whether any economic benefits of this increase in population would be realised mainly in Ribble Valley or in Preston.

This option would require an additional 145 homes in Whalley over and above the 375 originally proposed across the plan period. It is possible that this further increase may put even greater pressure on traffic congestion issues in Whalley, its character and the lack of school places. As proposed above, further studies into the potential effects on traffic would be required at the site allocations stage.

The option would see a further 480 homes being built in rural settlements (making a total of 1600). Again, this would be positive for the viability and vibrancy of villages and rural services, however, this increase is likely to start to have an even more noticeable effect on the character of settlements and their surrounding landscapes. The supporting policy framework would need to be very stringent to limit the additional effects on the natural environment in these areas and in particular to avoid the potential increase in cumulative effects on rural character. Pressure would be put on rural amenities where there may be a lack of capacity, however, conversely, this may provide a market for new businesses to thrive. Until this is implemented, however, there is likely to be an increase in road travel to nearby towns for residents to access basic amenities.

3.3 Conclusions on the impact of a higher housing requirement in the borough

Based on the above and other analysis, the Council has proposed to adopt Option 1, representing a housing requirement of 5000 new homes. This is due to there being fewer environmental impacts with Option 1 compared with the higher growth scenario of Option 2. It was considered that 4000 homes as assessed under the original option would be insufficient to meet the borough's housing needs.

The SA of the preferred spatial option is presented in section 4.4 of the SA Report. Following the above analysis, this section requires updating to reflect the requirement for 5000 new homes rather than 4000. A revised section 4.4 is presented below. It should be noted that the spatial distribution remains proportionally the same.

3.3.1 The Preferred Spatial Strategy

The preferred strategy for Ribble Valley is:

Key Statement DS1: Development Strategy

The majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the principal settlements of Clitheroe, Longridge and Whalley. Strategic employment opportunities will be promoted through the development of the Barrow Enterprise Site as a main location for employment, and the Samlesbury Enterprise Zone. New retail and leisure development will be directed towards the centres of Clitheroe, Longridge and Whalley.

In addition to the identified strategic site at Standen and the Borough's principal settlements, development will be allocated to defined settlements listed in this policy. In general, the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area. Specific allocations will be made through the preparation of a separate allocations DPD.

The defined settlements are:

Barrow	Downham	Mellor Brook	Sawley
Billington	Dunsop Bridge	Newton	Slaidburn
Bolton by Bowland	Gisburn	Osbaldeston	Tosside
Brockhall	Grindleton	Pendleton	Waddington
Calderstones	Holden	Read & Simonstone	West Bradford
Chatburn	Hurst Green	Ribchester	Wilpshire
Chipping	Langho	Rimington	Wiswell
Copster Green	Mellor	Sabden	Worston

In allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the scale, extent and form of development to be allocated under this policy. The relevant constraints are set out as part of the strategic framework included in this plan.

Development that has recognised regeneration benefits, is for identified local needs or satisfies neighbourhood planning legislation, will be considered in all the borough's settlements, including small-scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding-off of the built up area.

Through this strategy, development opportunities will be created for economic, social and environmental well-being and development for future generations.

In terms of how this looks from a purely housing numbers breakdown of residential development, the final proposed preferred option is as follows:

Area	Number of units (throughout plan period)	Percentage of total	Residual number to be provided following existing completions
CLITHEROE	2,065	34.18	230
STRATEGIC SITE (STANDEN)	1,040	17.20	1,040
LONGRIDGE	1,032	17.08	550
WHALLEY	463	7.66	215
OTHER SETTLEMENTS	1,440	23.84	732

Under this preferred option, the 1,440 units (732 residual) under the ‘other settlements’ will be considered where there are recognised regeneration benefits, development is for identified local needs or where the development satisfies neighbourhood planning legislation in locations where local communities would like to see further development taking place. Additional development in all of the other locations will also be considered under the same process.

Under the preferred strategy, it will continue to be possible to accommodate the minimum required level of land for economic development (9ha over the remainder of the plan period). It is considered that provision can be included within land at Standen to the south of Clitheroe to generate a mixed development opportunity as well as the opportunity to bring other sites forward to protect choice of locations. The existing site at Barrow Enterprise Park would continue in its role as the borough’s principle strategic location for employment. The Government’s recent announcement regarding the designation of an Enterprise Zone at Salmesbury, which includes land within both Ribble Valley and South Ribble will offer the potential to support and strengthen the economy. Through specialist investment it will provide an opportunity to develop further the economy of the Ribble Valley through service and supply chain growth and is recognised as a strategic site. Under the neighbourhood planning legislation, it would also be possible to bring forward land for economic development where there are demonstrable regeneration benefits and in locations where local communities would like to see development take place.

3.3.2 Appraisal of the Preferred Option

The main elements of the option comprise development in Clitheroe and at a new strategic site to the south of Clitheroe (Standen) the remainder would be focussed towards Longridge, Clitheroe and other settlements with a smaller amount in Whalley. Whilst a total of 2,065 new units are proposed for Clitheroe throughout the plan period, it should be noted that the majority of these have already been completed leaving a residual number of 230. The bulk of residual housing in the borough would be focussed in the strategic site. The relative sustainability merits and de-merits of a strategic site are covered in the appraisal of option D (of the SA Report). In summary the sustainability implications of this level of development in Clitheroe and the strategic site at Standen are:

- There is good access to services and public transport links in nearby Clitheroe, however, pressure is likely to be put on primary school places which would need to be found by new school developments, for example, as part of the Standen site.
- Access to sustainable transport links can help reduce private car use and hence adverse air and CO₂ emissions.

- There is access to open space in Clitheroe which can encourage the pursuit of healthier lifestyles.
- The strategic site provides an opportunity to create a development which can draw upon the existing amenities in Clitheroe whilst also providing an element of self-sustainability to avoid putting too much pressure on existing services.
- Given development would largely include a new extension to the town there are concerns about achieving cohesion between the new community and the existing.
- The option could bring employment opportunities to Clitheroe being well-placed to benefit from this given the existing employment infrastructure present.
- It would reduce the distance to travel to work by putting homes and jobs closer together in Clitheroe and within the strategic site itself.
- Growth would benefit retail in Clitheroe and it is a significant source of employment at present.
- Focussing 17.2% of growth in an extension to Clitheroe would result in development avoiding the AONB (although may be visible from it) and statutory nature conservation designations.
- However, this large development on greenfield land would affect the local landscape around the town and may affect views from the AONB. A landscape site visit in November 2012 confirmed that the Standen site (and similarly an increase in development around Clitheroe) would affect the local landscape and would be visible from particular locations within the AONB, particularly during the construction phase. The setting of the AONB could therefore potentially be affected at this stage of development. However, through careful mitigation and design of any proposed masterplan, the effects on the setting and views from the AONB would become insignificant in the long term. It is, therefore, essential that the masterplan for the site is developed very carefully and a number of recommendations were made to encourage this in the SA Addendum Report of 25 March 2013 - 006-UA003663-UE31-01-F.
- Similarly, the cumulative development at Clitheroe and the strategic site would, as with all Greenfield development, give rise to a possibility of ground water pollution, increased surface run-off risk and it represents a less sustainable use of land. Similarly, there may be localised effects on biodiversity and green infrastructure resources. However, through careful environmental design and masterplanning it should be possible to minimise the extent of these effects over time.
- New developments on a large scale such as at Clitheroe have potential to utilise a high degree of sustainable construction methods, energy efficiency and potentially renewable energy sources such as CHP or district heating schemes.
- The AQMA in Clitheroe may be put under pressure if traffic is routed through the town centre based on a combined increase in new homes of 3,105 throughout the plan period between Clitheroe and Standen.
- Traffic associated with the strategic site is likely to generate additional movements on the strategic highway network that may extend outside the borough. It may attract/generate trips into neighbouring areas such as Preston and Blackburn which could put pressure on the existing network.

The strategic site is also supplemented by development within Clitheroe itself (2,065 units, or 230 residual units). This would benefit from the proximity to services, jobs and transport infrastructure already present in the town.

Nonetheless, despite the possibility of a cumulative increase in environmental impacts, of all the settlements in the Borough, Clitheroe has the greatest potential to absorb a greater amount of

housing due to its existing size and range of amenities, jobs and infrastructure. There is also the potential to minimise the adverse effects through mitigation and careful design and seek to provide opportunities such as implementing a high degree of sustainable design, sustainable transport and waste collection systems, energy/water efficiency and community heating/energy schemes.

17.08% of housing growth is also proposed in Longridge (1,032 units, or 550 residual units) and a further 7.66% in Whalley (463 units, or 215 residual units). There is good access to services and public transport links in Longridge and Whalley and the centre of Longridge offers a number of amenities and basic services including a secondary school. The option could bring employment opportunities to Whalley and Longridge with the latter being well-placed to benefit from this given the existing employment infrastructure present e.g. at the Shay Lane industrial estate.

Longridge has fewer environmental constraints than some of the other settlements and has a good range of amenities and employment opportunities. However, additional secondary school capacity would be required. Longridge is potentially more outward looking given its location on the boundary of the borough. It is not clear if the economic benefits created there would all be realised within Ribble Valley. Infrastructure development here would need cohesive support from Ribble Valley and Preston councils. There may be greater opportunity for brownfield development in Longridge.

There are acknowledged traffic congestion issues in Whalley at present and a lack of school places. However, it is not considered that an additional 215 units over the remaining plan period would have a significant cumulative effect upon this. The option as a whole largely avoids floodplain although there is some uncertainty over whether it would be avoided in Whalley so site specific investigations would be required and Environment Agency guidance followed. Further studies into the potential effects on traffic would be required at the site allocations stage.

23.84% of total growth is directed to other settlements (1,440 units, or 732 residual units). It is predicted that this may help to meet rural housing needs and secure services in those areas depending upon local needs, wants and regeneration requirements. This could help to improve the viability of rural businesses. However, this degree of development may have a more noticeable effect on the character of some smaller settlements and their surrounding landscapes. The policy framework in the Core Strategy would provide significant protection to the natural environment and through careful selection of sites and villages which would be better able to accommodate development, it may be possible to limit the extent of adverse effects. There may be a small amount of cumulative erosion to landscape character although this would be heavily controlled within the most sensitive areas of the AONB.

There are good public transport links in Clitheroe, Whalley and to a lesser extent in Longridge thereby helping to reduce private car use and hence adverse air and CO₂ emissions. Also, including a spread of rural development can encourage rural service viability thereby reducing the need to travel longer distances for essential services. Additional criteria are also referenced with regard to development in other settlements which also considers the need to protect the local character, environment and built heritage.

It is not possible to say that heritage constraints will be avoided with any certainty at this scale although none of the proposals appear to coincide directly with any areas designated for strategic heritage value.

Employment land would also be directed towards the Salmesbury Enterprise Zone and existing Barrow Enterprise Site. Barrow Enterprise Park would continue its role as the borough's principle strategic location for employment. An Enterprise Zone at Salmesbury, which includes land within both Ribble Valley and South Ribble will offer the potential to support and strengthen

the economy. Through specialist investment it will provide an opportunity to develop further the economy of the Ribble Valley through service and supply chain growth and is recognised as a strategic site. There are no significant strategic environmental constraints within the area of the Enterprise Zone located within Ribble Valley District although may result in a loss of Greenbelt land within South Ribble District.

4 HRA OF ALTERNATIVE HOUSING FIGURES OPTIONS

The original HRA Screening Report concluded that the Core Strategy is unlikely to have any significant effects on the European Sites identified, either alone or in-combination with other plans or projects.

The provision of an additional 1000 homes under Option 1 or an additional 1600 homes under Option 2, over the 20 year plan period increases the likelihood of development risk to these sites compared with the 4000 homes total. However, the supporting policies provided in the Core Strategy remain and are considered strong enough to prevent any development occurring which may result in an actual likely significant effect on a European Site. Notably the embedded mitigation provisions of the following policies would be in place:

- **DMG1: General Considerations** Including provisions that new development must not adversely affect the integrity of any designated European Site of nature conservation (ie Special Areas of Conservation and Special Protection Areas) either alone or in combination with other plans or projects.
- **EN4: Biodiversity and Geodiversity** Including provisions that 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, or as a last resort, compensated for. With respect to sites designated through European legislation the Authority will be bound by the provisions of the relevant Habitats Directives and Regulations.
- **DME3: Site And Species Protection And Conservation** Including provisions that development proposals that are likely to adversely affect European Sites will not be granted planning permission. Exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts.
- **DME6: Water Management** Including provisions for the careful management of drainage, water pollution and run-off.

The locations for development are the same as those previously assessed and consequently are not considered to be in locations of risk to a European Site and, with the provision of the aforementioned mitigation, would not give rise to an impact linkage being created.

It is concluded that it should still be possible, with the implementation of the embedded policy mitigation described in the HRA Screening Report, to ensure that significant effects on European Sites are avoided, either alone or in combination with other plans or projects, with the higher housing development figures proposed under these options.

Appendix A

SA Matrices

Option 1 – 5000 New Homes

Option 1 – 5000 New Homes					
<p>Key aspects of the option: The majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the main urban areas of the borough including Longridge, Clitheroe and Whalley. Strategic employment opportunities will be promoted through the development of the Barrow Enterprise Site as a main location for employment, the strategic site and the Samlesbury Enterprise Zone. 23% of development will be for local needs in other settlements.</p> <p>The Council will ensure that, when considering development proposals, their approach reflects the presumption in favour of sustainable development contained within the NPPF and the development improves the economic, social and environmental conditions within the area.</p>					
SA Objectives	Impact	What does this option do that is beneficial to the SA topics? Who/Where will benefit?	What does this option do that could detract from achieving the topics? Who/Where will be affected?	Is there anything that this option does not do which perhaps it should – e.g. any current issues which it doesn't address? Who/Where is missed out?	Could any of the adverse effects be mitigated easily? Could it be enhanced?
To reduce crime, disorder and fear of crime	0	The option promotes significant development on a new site near Clitheroe – the remainder would be focussed towards Longridge, with a small amount in Whalley, Clitheroe and other settlements.	The levels of growth at the strategic site near Clitheroe are substantial, combined with 2065 new homes in Clitheroe itself – an increase of 365 over the previously assessed preferred option. There is some uncertainty over whether this could put too much pressure on local services and it will be essential for the site to contain some element of self-sufficiency. There will be a long-term shortage of primary school places in Clitheroe, Whalley and the new Standen expansion and a shortage of secondary places in Longridge, Whalley and the Standen Estate.	-	<p>Given the size of the Clitheroe extension, this development would need an appropriate degree of self-sustenance in terms of local amenities, open space, services and public transport links. Good sustainable transport access (walking/cycling routes and public transport) to the Clitheroe amenities and transport hub would be essential.</p> <p>A masterplan for the site should be created to enable a more strategic level of control by the council over what is developed.</p> <p>New schools, GPs and dentist infrastructure should be provided to accommodate growth as part of new development, notably in the Standen Estate.</p>
To improve levels of educational attainment for all age groups and all sectors of society	+/- I S-M-T,R,C	There is good access to services and public transport links in Clitheroe, Longridge and Whalley. Clitheroe offers major retail, leisure opportunities and basic services. The centre of Longridge offers a number of amenities and basic services. There are also secondary schools and a number of primary schools in Clitheroe and Longridge.	Given development would largely include a new extension to the town there are concerns about achieving cohesion between the new community and the existing.		
To improve physical and mental health for all and reduce health inequalities	+ I S-M-T,R,C	The strategic site provides an opportunity to create a development which can draw upon the existing amenities in Clitheroe whilst also providing an element of self-sustainability. 23% of growth in other settlements may help to meet rural housing needs and secure services in those areas depending upon local needs, wants and regeneration requirements. The option is unlikely to have a significant impact on crime levels although there is some uncertainty regarding this.	There is potential to put local health and education services under greater pressure given the increased quantum of growth. This may also lead to pressure on accessible greenspace as a result of higher housing densities.		
To increase the availability of quality affordable housing and social and sheltered accommodation in areas most at need	++ D S-M-T,R,C	The aims of the option to ensure that the consideration of development proposals reflects the NPPF principle of presumption in favour of sustainable development provides a strong commitment to ensuring that social issues within the borough are positively contributed to.			
To protect and enhance community spirit and cohesion	+/- I S-M-T,R,C	The larger quantum of growth under this option would help to provide for housing needs even more than the previously assessed preferred option.			
To improve access to basic goods, services and amenities for all groups	+/- D S-T,R,C ++ D M-L-T,R,C				
To encourage sustainable economic growth and business development across the Borough	++ D S-M-T,R,C	The option could bring employment opportunities to Whalley, Clitheroe and Longridge with the latter settlements being well-placed to benefit from this given the existing employment infrastructure present. Peak Zone A Rental data for these towns has increased faster than the Lancashire average	It is not possible to say whether jobs would benefit local people or be taken by people from outside the area. Longridge is potentially more outward looking given its location on the boundary of the borough. It is not clear if the economic benefits created there would all be realised	-	<p>Supporting policy on training and retention in new business opportunities would help.</p> <p>Infrastructure development in Longridge would need cohesive support from Ribbles Valley and Preston councils. Broadband access is limited in rural</p>
To develop the skills and training needed to establish and maintain a healthy labour market	+ I S-M-T,R,C				

Option 1 – 5000 New Homes					
Key aspects of the option: The majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the main urban areas of the borough including Longridge, Clitheroe and Whalley. Strategic employment opportunities will be promoted through the development of the Barrow Enterprise Site as a main location for employment, the strategic site and the Samlesbury Enterprise Zone. 23% of development will be for local needs in other settlements.					
The Council will ensure that, when considering development proposals, their approach reflects the presumption in favour of sustainable development contained within the NPPF and the development improves the economic, social and environmental conditions within the area.					
SA Objectives	Impact	What does this option do that is beneficial to the SA topics? Who/Where will benefit?	What does this option do that could detract from achieving the topics? Who/Where will be affected?	Is there anything that this option does not do which perhaps it should – e.g. any current issues which it doesn't address? Who/Where is missed out?	Could any of the adverse effects be mitigated easily? Could it be enhanced?
To encourage economic inclusion	+ I S-M-T,R,C	in recent years. Employment deprivation is highest in the wards of Clitheroe, Whalley and Langho. Development in Clitheroe and Whalley should benefit these areas. It would reduce the distance to travel to work by putting homes and jobs closer together in Clitheroe and Longridge. Clitheroe also contains some of the more economically deprived parts of the borough. The strategic site would also include some employment provision. Growth would benefit retail in Clitheroe and Longridge. Employment opportunities are greatest in Clitheroe and Longridge including at the Shay Lane industrial estate in Longridge. Transport connections are strongest in Clitheroe and Whalley. Employment land would also be directed towards the Samlesbury Enterprise Zone and existing Barrow Enterprise Site. The 23% provision for other settlements could help to improve viability of rural services and businesses especially with the higher quantum of growth proposed in these areas (1440 units over 20 years). The aims of the option to ensure that the consideration of development proposals reflects the NPPF principle of presumption in favour of sustainable development provides a strong commitment to ensuring contribution to sustainable economic growth.	within Ribble Valley, especially given the higher quantum of growth proposed under this option. Infrastructure development here would need cohesive support from Ribble Valley and Preston councils. Significant expansion in Clitheroe may reduce its visual appeal thereby potentially affecting the tourism industry, although this is uncertain.		areas. This would need to be improved to help support business development.
To strengthen the economic base of market towns	++ I S-M-T,R,C				
To encourage rural regeneration and diversification	++ I S-M-T,R,C				
To develop and market the Borough as a place to live, work, do business and visit.	+ I S-M-T,R,C				
To protect and enhance biodiversity	-/0 D/I S-L-T,I,C	Focussing a 41% of growth in an extension to Clitheroe would result in development avoiding the AONB (although may be visible from it) and statutory nature conservation designations. There may be greater opportunity for brownfield development in Longridge. It is not possible to say that heritage constraints will be avoided with any certainty at this scale. There are good public transport links in Clitheroe, Whalley and to a lesser extent in Longridge thereby helping to reduce private car use and hence adverse air and CO ₂ emissions. Also, including a spread of rural development can encourage rural service viability thereby reducing the need to travel	The strategic site would be developed on a large area of greenfield land. The development of an extension to Clitheroe on greenfield land would affect the local landscape around the town and may affect views from the AONB. Similarly, as with all Greenfield development, there is a possibility of ground water pollution, increased surface run-off risk and it represents a less sustainable use of land. Similarly, it is not possible to say if localised effects may occur to biodiversity and green infrastructure resources. The AQMA in Clitheroe may be put under pressure if traffic is routed through the town centre. Traffic associated with the strategic site is	-	A strong policy framework is required to protect environmental, landscape and heritage features at the micro-scale, especially in rural areas associated with the AONB. The framework proposed does this and should help to minimise the adverse effects of the increased quantum of growth. This would also include strong design policies, and include where large areas of growth are proposed such as in Clitheroe. More direction is required in this option to maximise benefits where they are required and minimise adverse effects. More details should be provided in terms of sustainable design principles for the strategic site.
To protect and enhance the borough's landscape and townscape character and quality	- D S-L-T,I,C				
To protect and enhance the cultural heritage resource	?				
To protect and enhance the quality of water features and resources	-/? D S-L-T,I,C				
To guard against land contamination and encourage the appropriate re-use of brownfield sites within the urban boundary	-/? D S-L-T,I,C				
To limit and adapt to climate change	?				

Option 1 – 5000 New Homes					
Key aspects of the option: The majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the main urban areas of the borough including Longridge, Clitheroe and Whalley. Strategic employment opportunities will be promoted through the development of the Barrow Enterprise Site as a main location for employment, the strategic site and the Samlesbury Enterprise Zone. 23% of development will be for local needs in other settlements.					
The Council will ensure that, when considering development proposals, their approach reflects the presumption in favour of sustainable development contained within the NPPF and the development improves the economic, social and environmental conditions within the area.					
SA Objectives	Impact	What does this option do that is beneficial to the SA topics? Who/Where will benefit?	What does this option do that could detract from achieving the topics? Who/Where will be affected?	Is there anything that this option does not do which perhaps it should – e.g. any current issues which it doesn't address? Who/Where is missed out?	Could any of the adverse effects be mitigated easily? Could it be enhanced?
To protect and improve air quality	-/? D S-L-T,I,C	longer distances for essential services. The option largely avoids floodplain although there is some uncertainty regarding Whalley (although a smaller risk than Options 1, 2 and 3).	likely to generate additional movements on the strategic highway network that may extend outside the borough. It may attract/generate trips into neighbouring areas such as Preston and Blackburn which could put pressure on the existing network. The higher quantum of growth proposed under this option is likely to exacerbate many of the impacts, in particular cumulative and synergistic effects.		The line of a roman road passes through the strategic site. It would be beneficial to incorporate the line of this into the design where possible and undertake an appropriate heritage study.
To increase energy efficiency and require the use of renewable energy sources	?	New developments on a large scale such as at Clitheroe have potential to utilise a high degree of sustainable construction methods, energy efficiency and potentially renewable energy sources such as CHP or district heating schemes.			Alleviating potential traffic congestion would be an important aspect for this option. This could include local highways infrastructure improvements, multiple access points and provision of effective public/sustainable transport linkages.
To ensure sustainable use of natural resources	?	It can be easier to develop recycling schemes in urban areas.			The need to protect the local character, environment and built heritage of rural areas is particularly important given the increased level of housing growth proposed.
To minimise waste, increase re-use and recycling	?	The aims of the option to ensure that the consideration of development proposals reflects the NPPF principle of presumption in favour of sustainable development provides a strong commitment to ensuring the protection and enhancement of the natural and built environment.			
To promote the use of more sustainable modes of transport	+ D M-L-T,I,C				

Option 2 – 5600 New Homes

Option 2 – 5600 New Homes					
<p>Key aspects of the option: The majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the main urban areas of the borough including Longridge, Clitheroe and Whalley. Strategic employment opportunities will be promoted through the development of the Barrow Enterprise Site as a main location for employment, the strategic site and the Samlesbury Enterprise Zone. 23% of development will be for local needs in other settlements.</p> <p>The Council will ensure that, when considering development proposals, their approach reflects the presumption in favour of sustainable development contained within the NPPF and the development improves the economic, social and environmental conditions within the area.</p>					
SA Objectives	Impact	What does this option do that is beneficial to the SA topics? Who/Where will benefit?	What does this option do that could detract from achieving the topics? Who/Where will be affected?	Is there anything that this option does not do which perhaps it should – e.g. any current issues which it doesn't address? Who/Where is missed out?	Could any of the adverse effects be mitigated easily? Could it be enhanced?
To reduce crime, disorder and fear of crime	0	The option promotes significant development on a new site near Clitheroe – the remainder would be focussed towards Longridge, with a small amount in Whalley, Clitheroe and other settlements.	The levels of growth at the strategic site near Clitheroe are substantial, combined with 2320 new homes in Clitheroe itself – an increase of 650 over the previously assessed preferred option. There is some uncertainty over whether this could put too much pressure on local services and it will be essential for the site to contain some element of self-sufficiency. There will be a shortage of primary school places in Clitheroe, Whalley and the new Standen expansion and a shortage of secondary places in Longridge, Whalley and the Standen Estate.	-	<p>Given the size of the Clitheroe extension, this development would need an appropriate degree of self-sustenance in terms of local amenities, open space, services and public transport links. Good sustainable transport access (walking/cycling routes and public transport) to the Clitheroe amenities and transport hub would be essential.</p> <p>A masterplan for the site should be created to enable a more strategic level of control by the council over what is developed.</p> <p>New schools, GPs and dentist infrastructure should be provided to accommodate growth as part of new development, notably in the Standen Estate.</p>
To improve levels of educational attainment for all age groups and all sectors of society	+/- I S-M-T,R,C	There is good access to services and public transport links in Clitheroe, Longridge and Whalley. Clitheroe offers major retail, leisure opportunities and basic services. The centre of Longridge offers a number of amenities and basic services. There are also secondary schools and a number of primary schools in Clitheroe and Longridge.	Given development would largely include a new extension to the town there are concerns about achieving cohesion between the new community and the existing.		
To improve physical and mental health for all and reduce health inequalities	+ I S-M-T,R,C	The strategic site provides an opportunity to create a development which can draw upon the existing amenities in Clitheroe whilst also providing an element of self-sustainability. 23% of growth in other settlements may help to meet rural housing needs and secure services in those areas depending upon local needs, wants and regeneration requirements. The option is unlikely to have a significant impact on crime levels although there is some uncertainty regarding this.	There is potential to put local health and education services under greater pressure given the greatly increased quantum of growth. This may also lead to pressure on accessible greenspace as a result of higher housing densities.		
To increase the availability of quality affordable housing and social and sheltered accommodation in areas most at need	++ D S-M-T,R,C	The aims of the option to ensure that the consideration of development proposals reflects the NPPF principle of presumption in favour of sustainable development provides a strong commitment to ensuring that social issues within the borough are positively contributed to.			
To protect and enhance community spirit and cohesion	+/- I S-M-T,R,C	The much larger quantum of growth under this option would help to provide for housing needs even more than the previously assessed options.			
To improve access to basic goods, services and amenities for all groups	+/- D S-T,R,C ++ D M-L-T,R,C				
To encourage sustainable economic growth and business development across the Borough	++ D S-M-T,R,C	The option could bring employment opportunities to Whalley, Clitheroe and Longridge with the latter settlements being well-placed to benefit from this given the existing employment infrastructure present. Peak Zone A Rental data for these towns has increased faster than the Lancashire average	It is not possible to say whether jobs would benefit local people or be taken by people from outside the area. Longridge is potentially more outward looking given its location on the boundary of the borough. It is not clear if the economic benefits created there would all be realised	-	<p>Supporting policy on training and retention in new business opportunities would help.</p> <p>Infrastructure development in Longridge would need cohesive support from Ribble Valley and Preston councils. Broadband access is limited in rural</p>
To develop the skills and training needed to establish and maintain a healthy labour market	+ I S-M-T,R,C				

Option 2 – 5600 New Homes					
Key aspects of the option: The majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the main urban areas of the borough including Longridge, Clitheroe and Whalley. Strategic employment opportunities will be promoted through the development of the Barrow Enterprise Site as a main location for employment, the strategic site and the Samlesbury Enterprise Zone. 23% of development will be for local needs in other settlements.					
The Council will ensure that, when considering development proposals, their approach reflects the presumption in favour of sustainable development contained within the NPPF and the development improves the economic, social and environmental conditions within the area.					
SA Objectives	Impact	What does this option do that is beneficial to the SA topics? Who/Where will benefit?	What does this option do that could detract from achieving the topics? Who/Where will be affected?	Is there anything that this option does not do which perhaps it should – e.g. any current issues which it doesn't address? Who/Where is missed out?	Could any of the adverse effects be mitigated easily? Could it be enhanced?
To encourage economic inclusion	+ I S-M-T,R,C	in recent years. Employment deprivation is highest in the wards of Clitheroe, Whalley and Langho. Development in Clitheroe and Whalley should benefit these areas. It would reduce the distance to travel to work by putting homes and jobs closer together in Clitheroe and Longridge. Clitheroe also contains some of the more economically deprived parts of the borough. The strategic site would also include some employment provision. Growth would benefit retail in Clitheroe and Longridge. Employment opportunities are greatest in Clitheroe and Longridge including at the Shay Lane industrial estate in Longridge. Transport connections are strongest in Clitheroe and Whalley. Employment land would also be directed towards the Samlesbury Enterprise Zone and existing Barrow Enterprise Site. The 23% provision for other settlements could help to improve viability of rural services and businesses especially with the higher quantum of growth proposed in these areas (1600 units over 20 years). The aims of the option to ensure that the consideration of development proposals reflects the NPPF principle of presumption in favour of sustainable development provides a strong commitment to ensuring contribution to sustainable economic growth.	within Ribble Valley, especially given the much higher quantum of growth proposed under this option. Infrastructure development here would need cohesive support from Ribble Valley and Preston councils. Significant expansion in Clitheroe may reduce its visual appeal thereby potentially affecting the tourism industry, although this is uncertain.		areas. This would need to be improved to help support business development.
To strengthen the economic base of market towns	++ I S-M-T,R,C				
To encourage rural regeneration and diversification	++ I S-M-T,R,C				
To develop and market the Borough as a place to live, work, do business and visit.	+ I S-M-T,R,C				
To protect and enhance biodiversity	-/0 D/I S-L-T,I,C	Focussing a 41% of growth in an extension to Clitheroe would result in development avoiding the AONB (although may be visible from it) and statutory nature conservation designations. There may be greater opportunity for brownfield development in Longridge. It is not possible to say that heritage constraints will be avoided with any certainty at this scale. There are good public transport links in Clitheroe, Whalley and to a lesser extent in Longridge thereby helping to reduce private car use and hence adverse air and CO ₂ emissions. Also, including a spread of rural development can encourage rural service viability thereby reducing the need to travel	The strategic site would be developed on a large area of greenfield land. The development of an extension to Clitheroe on greenfield land would affect the local landscape around the town and may affect views from the AONB. This would be added to by the larger amount of development that would be required in Clitheroe itself. Similarly, as with all Greenfield development, there is a possibility of ground water pollution, increased surface run-off risk and it represents a less sustainable use of land. Similarly, it is not possible to say if localised effects may occur to biodiversity and green infrastructure resources. The AQMA in Clitheroe may be put under	-	A strong policy framework is required to protect environmental, landscape and heritage features at the micro-scale, especially in rural areas associated with the AONB. The framework proposed does this and should help to minimise the adverse effects of the increased quantum of growth. This would also include strong design policies, and include where large areas of growth are proposed such as in Clitheroe. More direction is required in this option to maximise benefits where they are required and minimise adverse effects. More details should be provided in terms of sustainable design principles for the strategic site.
To protect and enhance the borough's landscape and townscape character and quality	- - D S-L-T,I,C				
To protect and enhance the cultural heritage resource	?				
To protect and enhance the quality of water features and resources	-/? D S-L-T,I,C				
To guard against land contamination and encourage the appropriate re-use of brownfield sites within the urban boundary	-/? D S-L-T,I,C				
To limit and adapt to climate change	?				

Option 2 – 5600 New Homes					
Key aspects of the option: The majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the main urban areas of the borough including Longridge, Clitheroe and Whalley. Strategic employment opportunities will be promoted through the development of the Barrow Enterprise Site as a main location for employment, the strategic site and the Samlesbury Enterprise Zone. 23% of development will be for local needs in other settlements.					
The Council will ensure that, when considering development proposals, their approach reflects the presumption in favour of sustainable development contained within the NPPF and the development improves the economic, social and environmental conditions within the area.					
SA Objectives	Impact	What does this option do that is beneficial to the SA topics? Who/Where will benefit?	What does this option do that could detract from achieving the topics? Who/Where will be affected?	Is there anything that this option does not do which perhaps it should – e.g. any current issues which it doesn't address? Who/Where is missed out?	Could any of the adverse effects be mitigated easily? Could it be enhanced?
To protect and improve air quality	-/? D S-L-T,I,C	longer distances for essential services. The option largely avoids floodplain although there is some uncertainty regarding Whalley (although a smaller risk than Options 1, 2 and 3).	pressure if traffic is routed through the town centre, particularly due to the larger amount of growth proposed under this option. Traffic associated with the strategic site is likely to generate additional movements on the strategic highway network that may extend outside the borough. It may attract/generate trips into neighbouring areas such as Preston and Blackburn which could put pressure on the existing network. The much higher quantum of growth proposed under this option is likely to exacerbate many of the impacts, in particular cumulative and synergistic effects and in particular in Clitheroe and rural areas. There is potential for cumulative erosion of rural character.		The line of a roman road passes through the strategic site. It would be beneficial to incorporate the line of this into the design where possible and undertake an appropriate heritage study.
To increase energy efficiency and require the use of renewable energy sources	?	New developments on a large scale such as at Clitheroe have potential to utilise a high degree of sustainable construction methods, energy efficiency and potentially renewable energy sources such as CHP or district heating schemes.			Alleviating potential traffic congestion would be an important aspect for this option. This could include local highways infrastructure improvements, multiple access points and provision of effective public/sustainable transport linkages.
To ensure sustainable use of natural resources	?	It can be easier to develop recycling schemes in urban areas.			The need to protect the local character, environment and built heritage of rural areas is particularly important given the increased level of housing growth proposed.
To minimise waste, increase re-use and recycling	?	The aims of the option to ensure that the consideration of development proposals reflects the NPPF principle of presumption in favour of sustainable development provides a strong commitment to ensuring the protection and enhancement of the natural and built environment.			
To promote the use of more sustainable modes of transport	+/- D M-L-T,I,C				

Key for tables above:

Major Positive Impact	The option strongly supports the achievement of the SA Objective.	++
Positive Impact	This option contributes partially to the achievement of the SA Objective but not completely.	+
Neutral/ No Impact	There is no clear relationship between the option and/or the achievement of the SA Objective or the relationship is negligible.	0
Positive and negative outcomes	The option has a combination of both positive and negative contributions to the achievement of the SA Objective.	+/-
Uncertain outcome	It is not possible to determine the nature of the impact as there may be too many external factors that would influence the appraisal or the impact may depend heavily upon implementation at the local level. More information is required to assess the impacts.	?
Negative Impact	The option is partially detrimental to the achievement of the SA Objective.	-
Major Negative Impact	The option strongly detracts from the achievement of the SA Objective.	--

L-T	Effects likely to arise in 10-25 years of Core Strategy implementation
M-T	Effects likely to arise in 5-10 years of Core Strategy implementation
S-T	Effects likely to arise in 0-5 years of Core Strategy implementation
D	Direct effects.
I	Indirect effects.
R	Effects are reversible
IR	Effects are irreversible
H/M/L	High, medium or low certainty of prediction
C	Potential to have cumulative effect with other proposals or plans on this objective

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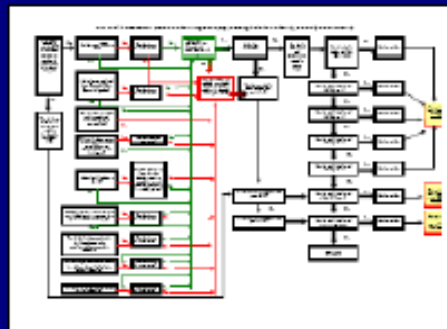


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Strategic Housing Land Availability Assessment Report 2013 UPDATE

DRAFT REPORT

AUGUST 2013



RibbleValley
Local Development Framework

DRAFT REPORT FOR CONSULTATION

Ribble Valley Borough Council Strategic Housing Land Availability Assessment Report Update

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EXECUTIVE SUMMARY

- This is an update of Ribble Valley Borough Council's Strategic Housing Land Availability Assessment (SHLAA), which was first adopted in 2009. It follows the Practice Guidance¹ with the primary aim of identifying the amount and the general locations of land for possible future development in the borough.
- It is important to note that whilst this SHLAA provides background evidence on the potential deliverability of land and identifies potential housing sites, decisions regarding which of these sites will actually be selected for development will be made at a later stage. The SHLAA is one of the tools that will be used by the Council to inform this later policy-making process.
- Overall there were 110 new sites submitted as part of the SHLAA update. In addition some sites that were previously considered as part of the original SHLAA (adopted in 2009) were re-submitted. These were not assessed as new sites to avoid double counting, but information was updated where this had been provided.
- Each one of the 110 sites was put through an initial filtering process to exclude those that didn't meet the SHLAA methodology criteria. This saw 60 sites being excluded. The remaining 50 sites met the SHLAA methodology criteria and were then assessed further in terms of suitability, availability and achievability.
- The final stages of the SHLAA involved indicating when land might come forward for development within the next 15 years. This 15-year time frame was split into three categories in terms of a 0-5 years, 6-10 years and 11-15 years of supply (from the time the SHLAA was undertaken). The SHLAA identified 160ha of land in the 5-year supply. This equates to 6,294 dwellings.
- The SHLAA also indicates that there is the potential for 6,146 dwellings (equating to 165ha of land) that could be developed within years 6-10 and 2,277 dwellings (equating to 58.3ha 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 current adopted annual housing figure (of 200 dwellings per year), there is approximately 74 years supply of residential land available in the borough that is deliverable and developable over the 15-year period. 43%² of this is deliverable and is therefore included within the 5-year land supply.
- There is therefore no need to identify broad locations for future housing growth or windfall sites for this SHLAA.

¹ Strategic Housing Land Availability Assessments: Practice Guidance (July 2007), CLG.

² Which is equivalent to 32 years supply of potential housing land.

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1. INTRODUCTION

- 1.1 This is the second Strategic Housing Land Availability Assessment (**SHLAA**) Report for Ribble Valley Borough Council (**the Council**). The report updates the original SHLAA, adopted by the Council in 2009. The Development Services Forward Planning Team at the Council has produced this document with the support of other Council officers and external bodies. The report is intended to update the original SHLAA, which was adopted and published in 2009. The SHLAA continues to form an important part of the evidence base for the Council's Local Development Framework (**LDF**).
- 1.2 The main aim of this SHLAA update is to identify the amount and the general locations of land for possible future development in the borough. This should help the Council to ensure that attempts to meet the Government's priority of delivering more homes are not constrained by the lack of available housing land. The requirement to undertake a SHLAA is determined by the Government through the department of Communities and Local Government.
- 1.3 It is important to note that whilst this SHLAA provides background evidence on the potential deliverability of land and identifies potential housing sites, decisions regarding which of these sites will actually be selected for development will be made at a later stage. The SHLAA is one of the tools that will be used by the Council to inform this later policy-making process.

The SHLAA is not a statement of Council policy, nor does it allocate land or grant planning permission. While the SHLAA will assess whether sites have potential for housing, this should only be taken to mean that they are suitable provided that they are not required for other purposes.

- 1.4 The methodology used in this assessment follows the guidance contained in two core guidance documents, namely:
- The Communities and Local Government (**CLG**) Practice Guide 'Strategic Housing Land Availability Assessments' (**the CLG Guidance**);³ and
 - National Planning Policy Framework: (**NPPF**), which states the need to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

This document refers to these guidance documents where necessary.

³ Available on the CLG's website.

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- 1.5 Although similar to an urban capacity study, a SHLAA is more detailed and comprehensive and designed to provide a more realistic approach to land supply. The SHLAA goes further than the Urban Capacity Study by assessing:
- Whether sites are deliverable;
 - Whether sites are developable;
 - Sites with potential for housing in rural settlements; and
 - Determining the availability of the site.
- 1.6 The CLG Guidance explains that if a Local Planning Authority (**LPA**) follows the recommended standard methodology⁴ in producing its SHLAA, the SHLAA should be sound. Such a SHLAA's findings are likely to be robust and transparently prepared and the LPA should not need to justify its methodology. If an LPA deviates away from the recommended standard methodology in producing its SHLAA, the CLG Guidance advises that this may need to be justified.
- 1.7 The Council has used the recommended standard methodology in producing this SHLAA guidance.
- 1.8 A diagrammatic outline of the process used (as set out in CLG Guidance) and more information on the stages carried out by the Council can be found in section 3 (*figure 1*).

⁴ As set out in the CLG Guidance.

2. POLICY CONTEXT

- 2.1 The Planning and Compulsory Purchase Act 2004 received Royal Assent in 2004 (the **Act**). The Act overhauled the planning system and the way in which future plans are produced by LPAs. Regulations made under the Act provided further detail on Local Development Frameworks (**LDF**).
- 2.2 The regulatory framework states that a strong and robust baseline for the LDF must be developed. This ensures that LDF policies are formulated on a thorough and transparent baseline of evidence, which takes into account local circumstances and allows changes to be easily reflected.
- 2.3 One element of the LDF baseline is the Housing Market Assessment (**HMA**) for Ribble Valley. The HMA is comprised of the Strategic Housing Market Assessment (**SHMA**)⁵, which provides details on type, tenure, need, and affordability of housing in the Ribble Valley, and the Strategic Housing Land Availability Assessment (**SHLAA**).
- 2.4 The HMA needs to be updated regularly in order to effectively reflect changes in national and local policy and circumstance.
- 2.5 The adopted Districtwide Local Plan is to be replaced by the LDF under the Act. The Core Strategy, the central document of the LDF, has now reached an advanced stage and was submitted for Examination in September 2012. As the policies included within the Core Strategy and overall LDF need to be strong, robust and built on credible and up-to-date evidence, a set of baseline documents have been produced. These include the following:
- Employment Land and Retail study
 - Strategic Flood Risk Assessment (**SFRA**)
 - Strategic Housing Market Assessment (**SHMA**)
 - Strategic Housing Land Availability Assessment (**SHLAA**)
 - Housing Requirement Review
 - Infrastructure Plan
 - Topic papers which include information on the following:
 - Transport
 - Greenbelt
 - Economic Strategy
 - AONB Management Plan

⁵ The SHMA is available to view on the Council website at www.ribblevalley.gov.uk.

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- Settlement Audit
- Housing Needs Assessments
- Gypsy and Travellers Needs Assessment
- Biodiversity
- Conservation Area Appraisals and Management Schemes
- Housing Strategy

2.6 The SHLAA is one of these baseline documents. The main aim of the SHLAA in this context is:

- To ensure there is an adequate housing supply in the borough for the first 5 years and if possible years 6-15,
- To ensure that the local housing requirement is met.

2.7 As stated, the first Ribble Valley SHLAA was adopted in 2009. This report represents an update of this SHLAA which was requested by the Planning Inspector appointed to undertake the Examination of the Core Strategy.

3. AIMS AND OBJECTIVES

AIMS OF THE SHLAA STUDY

3.1 The aims of the SHLAA study are as follows:

- To identify land and buildings that have development potential for housing
- To assess the potential level of housing provision on the identified land/buildings
- To assess developability of the sites by identifying constraints and sustainability issues that may make the sites unavailable or unsuitable for future development. In other words assess when they are likely to be developed if at all.

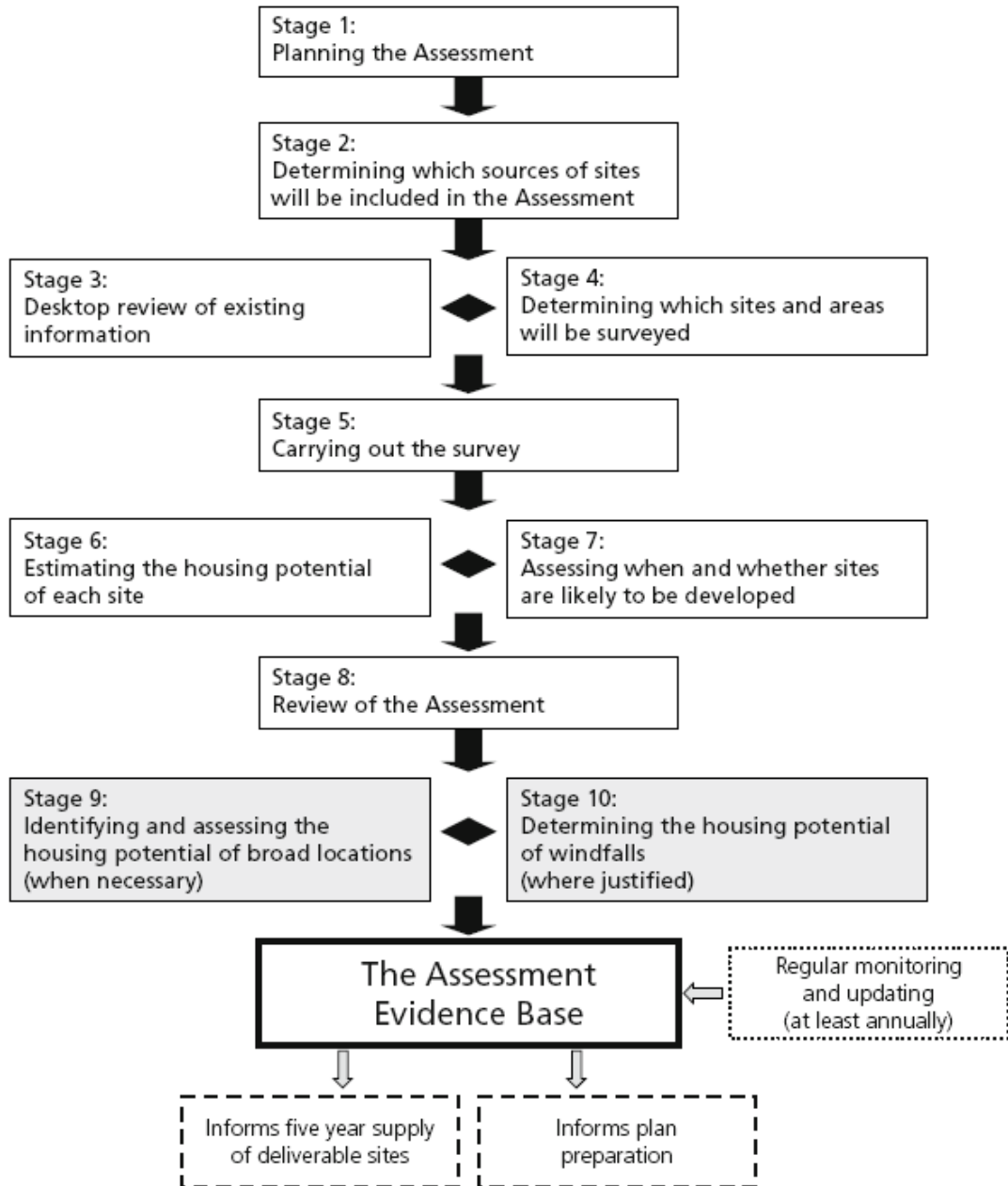
OBJECTIVES OF STUDY

3.2 The objectives of the SHLAA study are as follows:

- To provide a robust evidence base to assist which supports the Core Strategy and its production.
- To categorise sites in terms of their developability in order to establish whether they are suitable for inclusion as available land within the next five years.
- CLG guidance states that as a minimum such studies should aim to identify sufficient specific sites for at least the first 10 years of a plan from the anticipated date of its adoption, and ideally for longer than the whole 15-year plan period. This study will make provision for these longer-range forecasts.

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DIAGRAMMATIC STAGES OF THE ASSESSMENT (figure 1)



Source: CLG SHLAA guidance (2007)

4. SOURCES OF SUPPLY AND SURVEY AREA

IDENTIFYING THE SURVEY AREA

4.1 The CLG guidance states that a study should aim to identify as many sites with housing potential in and around as many settlements as possible within a study area. For the purpose of this study, the survey area is defined as the borough of Ribble Valley.

4.2 The following list identifies the settlements that appear within the DWLP. This list was formulated in line with the Regional Spatial Strategy. Under RSS, Wilpshire was in a unique position in that it was viewed as part of the urban area of Blackburn. Since the revocation of this document on 20th May 2013, Wilpshire is no longer the primary settlement within the hierarchy.

- | | |
|------------------------|-------------------|
| 1. Clitheroe | 17. Hurst Green |
| 2. Longridge | 18. Langho |
| 3. Whalley | 19. Mellor |
| 4. Billington | 20. Newton |
| 5. Mellor Brook | 21. Osbaldeston |
| 6. Read and Simonstone | 22. Pendleton |
| 7. Barrow | 23. Ribchester |
| 8. Bolton by Bowland | 24. Rimington |
| 9. Copster Green | 25. Sabden |
| 10. Chatburn | 26. Sawley |
| 11. Chipping | 27. Slaidburn |
| 12. Downham | 28. Tosside |
| 13. Dunsop Bridge | 29. Waddington |
| 14. Gisburn | 30. West Bradford |
| 15. Grindleton | 31. Wiswell |
| 16. Holden | 32. Wilpshire |
| | 33. Worston |

4.3 Therefore the settlements of Clitheroe, Whalley, Longridge are identified as the key service centres of Ribble Valley. It is possible that

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this hierarchy will change further; however if this does occur, this will be highlighted in future SHLAAs.

CONSIDERING THE SOURCES OF SUPPLY

4.4 The CLG guidance sets out where Ribble Valley should look for sites that have the potential for housing, and should therefore be considered as part of the assessment. These potential sites can be subdivided into two categories.

- Those already in the planning process;
- Those not already in the planning process.

4.5 Those already in the planning process consist of sites with existing planning permissions for housing⁶ and allocations for residential development. The later are sites that are allocated within the Districtwide Local Plan for housing development however Ribble Valley does not have any remaining land allocated for residential use.

4.6 In terms of sites allocated for other uses, there is an allocated employment site in Longridge for employment use. The owners of this site requested that the site be assessed for residential use within the first SHLAA. To help determine what land use this site should be used for, this site was also considered within the first Employment Land and Retail study⁷ and within the update of this document⁸ which concluded that there is a need for employment land in Longridge though if the SHLAA showed there to be a strong need for housing development then the Council should consider its release to housing. This is something that will be addressed within the LDF as it develops.

4.7 In terms of those sites not currently in the planning process these can include any of the following.

- Vacant and derelict land and buildings,
- Land in non-residential use that may be suitable for re-development for housing in planning and land use terms. This can include uses such as commercial buildings, additional housing opportunities in established residential areas (such as underused garage blocks), sites in rural settlements, rural exceptions sites and urban extensions to the existing key settlement areas.

⁶ This information was readily available from the Council's Housing Land Availability Schedule, which is updated quarterly.

⁷ Undertaken by the Be Group consultants as part of the LDF evidence base (published in November 2008 and available to view at www.ribblevalley.gov.uk)

⁸ Undertaken by the Be Group consultants as part of LDF evidence base update (adopted June 2013)

5. METHODOLOGY FOR IDENTIFYING THE SUPPLY

5.1 In the first SHLAA, adopted in 2009, the Council used the following sources of information to identify potential housing sites:

- Sites identified via a settlement audit carried out by planning officers: October 2006
- Sites promoted by developers/ landowners/ planning agents as part of the LDF process: February 2007
- Press release calling for site identification: March 2008
- Request for sites form from Council website: March 2008
- Sites refused for residential development within the last three years on the grounds of pre-maturity
- Discussions with Development Management officers

5.2 As part of this SHLAA update, the main source of sites came through a 'call for sites' exercise in February and March 2013. This exercise involved the publication of a press release in the local newspaper, information on how to submit sites on the front page of the RVBC website, and by writing to those who submitted SHLAA sites since the first SHLAA, stating that they have the opportunity for their site to be considered as part of the SHLAA update. This included writing to agents, consultants and landowners from the LDF database. A proforma was used to gather information on the new sites.

5.3 The CLG guidance states that 'particular types of land or areas may be excluded from the assessment on condition that sufficient justification is provided'. As a result the following were not considered.

- **Unimplemented/outstanding planning permissions for housing and unimplemented/outstanding planning permissions for housing that are under construction:** Unimplemented/outstanding planning permissions for housing were not used to identify potential sites in the first SHLAA as these had already been determined as suitable for residential development.

6. SITE SURVEY

- 6.1 Once a list of all the identified SHLAA update sites had been collated⁹, an initial desktop study of each of the sites was undertaken. This assisted in identifying potential constraints on development. Aspects that were considered included assessing the Conservation Area status, whether there were any Listed Buildings on site and identifying if there were any other protective or restrictive designations. Where necessary relevant planning histories were also explored to examine whether there had been any historic restraints on development. In addition to this, the sites were plotted by drawing polygons using the site boundaries using the Council's Geographical Information Systems mapping system.
- 6.2 To ensure a consistent approach to evaluation of the sites, the standard assessment form, which was devised for the first SHLAA, was used to ensure that the same criteria were applied to each site. This form involved gathering information on the following:
- Site area and boundaries (all sites will be recorded on a 1:1250 map base)
 - Current Land Use(s)
 - Landscape/ Topography
 - Visual Prominence
 - Highway Issues
 - Neighbouring Uses
- 6.3 Since the first SHLAA, additional constraint information has become available which has the potential to affect the developability and deliverability of sites. Therefore, for this SHLAA update, sites were assessed in terms of whether they fell within a Mineral Safeguarding Area¹⁰ and, as stated would be done in the first SHLAA as part of any update, the sites were assessed to consider if they would be affected by mining or unstable ground.
- 6.4 In accordance with Government guidance, all sites were subject to more detailed evaluation to assess their potential capacity in terms of how many houses could be built on site and whether they were likely to be developed in the short, medium or longer term.

⁹ Of which there were 110 sites

¹⁰ Data provided by Lancashire County Council

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The identification of a site at this stage does not in any way prejudge what may happen should a planning application be submitted.

The purpose of this study is to identify potential areas of development which will then still need to be explored fully throughout the site allocations document and/or the Development Management process.

7. ESTIMATING THE HOUSING POTENTIAL OF EACH SITE

7.1 To accurately calculate the amount of potential housing land across the borough, it was necessary to estimate the potential capacity of each of the sites. This was basically an assessment of how many houses could be developed on each of the sites. In doing this, the potential density of development of the sites was considered. To ensure the update was consistent with the original SHLAA, the same approach was used and therefore a density of 40 dwellings per hectare was used in the key service centres and 35 dwellings per hectare was used for the remaining settlements¹¹.

Initial site filtering

7.2 It was at this stage in the process that some of the sites were excluded from the SHLAA study in accordance with the methodology. Sites were excluded where the following was applicable:

- a) **Where an existing employment use (operational at time of site visit) was evident.** In the key service centres, this meant that sites that were operational strategic employers would be excluded from the SHLAA (see appendix 6). In the villages, businesses that were operational at time of survey were excluded. This was a mechanism to ensure that the delivery of housing land in the borough would not compromise the economic development of the borough.
- b) **Garden sites** were excluded from the SHLAA as there were a sufficient number of alternative sites that weren't garden sites. Where a site encompassed both garden land and non-garden land, if the majority was garden land, it was excluded. It may be that garden sites will be considered in later revisions of the SHLAA, however in this particular update they were not taken forward.
- c) Sites which were considered to be **remote from an existing village boundary** (remote in this context being defined as remote from the existing main built up area of a settlement) were excluded as there were sufficient numbers of alternative sites that were close to or within existing residential areas.
- d) Sites were also excluded **where housing development had started or was newly completed** on a site. This resulted in the site being unavailable for residential development, as development had already taken place.
- e) Sites within the key service centres **that were 0.20ha¹² or less** were also excluded from the SHLAA as Ribble Valley

¹¹ Referred to during this SHLAA as 'villages'

¹² This is equivalent to approximately half of an acre.

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considered that these sites were not of a sufficient size for the purposes of a strategic level assessment. It is important to note that this threshold is not used when determining planning applications and any of the sites that have been excluded from the SHLAA for being 0.20ha or less could still come forward through the planning application process.

- f) **Sites that are within the Greenbelt.** Sites that fell within the greenbelt were excluded, as this is a national land designation that is restrictive to development. Sites were excluded where the majority or whole of the site fell within the greenbelt.
- g) **Sites which would result in a 25% increase or more of the settlement size.** Sites were excluded where the potential capacity of the site would result in the related settlement size being increased by 25% or more. This applied to the village settlements only, not the Key Service Centres.

7.3 Following the filtering process, a list of 'excluded' sites and a list of 'included' sites was produced. The former is essentially a list of sites that would not be considered as part of the SHLAA process and the later a list of sites that would be considered and assessed further. These lists are available to view in appendix 2 of this report.

Sustainability criteria

- 7.4 As touched upon, in assessing each of the included sites, a set of sustainability scoring criteria was used. This was essentially a list of 23 questions regarding the site, incorporating the elements set out in chapter 6, with scores given to each of the questions dependent upon the answer.
- 7.5 The same criteria were applied to every site to ensure that a comprehensive and consistent approach was applied. A final criteria score was calculated from each of the 23 questions, which assisted in determining the sustainability of each of the sites. The sustainability criteria are set out in the appendix 1 of the report.
- 7.6 Whilst a final 'score' is determined for each of the included sites from a total of 110, it is important to note that this score does not contribute towards any final judgement about the deliverability or developability of the sites. This sustainability scoring process is simply a method of highlighting and illustrating site characteristic information.
- 7.7 To reiterate, a higher sustainability criteria score does not mean the site has a better chance of developability. It is instead the combination of the suitability, availability and achievability assessment which provides a judgement on the developability or deliverability of a site.

8. ASSESSING WHEN AND WHETHER SITES ARE LIKELY TO BE DEVELOPED

- 8.1 Once the site filtering and scoring had been undertaken on the new sites, it was found that 60 sites were excluded from the SHLAA and 50 sites were taken forward as potential housing sites. As this report is an update of the SHLAA however, it considers both the new sites submitted as well as the sites in the original SHLAA report. These were then assessed in accordance with the CLG guidance to establish whether they were 'deliverable' or, if not, if they were 'developable' for housing development. Therefore, a total of 418 sites were considered in the SHLAA, 242 of which were excluded with the remaining 176 sites included and taken forward for assessment. **This resulted in the potential for the development of 14,717 houses on 384ha of land.** These 176 sites were then assessed through the process and filtered into the short, medium and long-term supply.

DELIVERABILITY

- 8.2 To be considered **deliverable** (and therefore included in the short term supply) a site must fulfil the following criteria:
- Be suitable
 - Be available
 - Be achievable
- 8.3 Within each of these three criteria (i.e. suitable, available and achievable) there are a series of tests. The detail of these tests is set out further in this chapter. Whether a site passes these tests or not determines if they are suitable, available and achievable for development.
- 8.4 If a site was found to be suitable, available and achievable then it was considered to be deliverable. This means that a site has the potential to deliver housing and contribute towards RVBC's housing requirement within the short term - that is, within the first five years.

DEVELOPABILITY

- 8.5 Guidance states that in addition to the deliverable sites LPAs should identify a further supply of specific developable sites for the medium term and, where possible, the long term.
- 8.6 Where a site was not considered to be deliverable, the site was viewed as **developable** within the medium to long term. To be developable "a site should be in a suitable location for housing development and there should be a reasonable prospect that the site is available for, and could

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*be developed at a specific point in time*¹³. This is determined by using the tests set out for assessing suitability, availability and achievability but for a site to be developable (unlike for a site to be deliverable) the site does not have to meet all these tests.

8.7 The SHLAA aims to assess within which year sites might come forward. Therefore, for the purposes of clarity, the following applies.

- Short term = years 0-5 from time of SHLAA Deliverable
- Medium term = years 6-10 from time of SHLAA Developable
- Long term = years 11-15 from time of SHLAA Developable

¹³ CLG Practice Guidance.

Suitability

- 8.8 The first stage in assessing deliverability and developability is to assess the **suitability** of each of the sites.
- 8.9 *A site is suitable for housing if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities... The following factors should be considered to assess a site's suitability for housing, now or in the future:*
- *Policy restrictions;*
 - *Physical problems or limitations;*
 - *Potential impacts; and*
 - *The environmental conditions¹⁴.*
- 8.10 To thoroughly assess the suitability of each of the sites, a set of suitability criteria were formulated, based on the SHLAA practice guidance. These were as follows:
- 1) Are there any Tree Preservation Orders on site?
 - 2) Is the site covered at all by an Essential Open Space Designation?
 - 3) Does the site contribute to the creation of sustainable, mixed communities?
 - 4) Will the development on the site lead to a loss of amenity or have an adverse effect on the landscape?
 - 5) Is the site in flood zone 2 or 3?
 - 6) Would the development on the site negatively impact on conservation (environmental or heritage)?
 - 7) Would the development lead to significant issues to be experienced by prospective residents?
 - 8) Are there significant contamination issues/hazardous risks/pollution on the site?
 - 9) Are there any major access issues regarding the site?
- 8.11 Each of these criteria are set out below in greater detail. If a site failed any of the suitability criteria and these issues could not be overcome then the site was not considered as suitable and therefore not deliverable within 0-5 years. Instead, the site was considered in the medium to long term (years 6-15). As the SHLAA process is updated then some of these year 6-15 sites may eventually come forward into the 5-year supply.

¹⁴ CLG guidance.

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- 8.12 One of the suitability criteria from the original SHLAA has been used as part of this update as a reason for exclusion from the SHLAA process. This related to where a site's potential capacity may have resulted in a 25% or more increase in the overall size of the related village settlement. This change to the methodology has taken place as, as was found during the original SHLAA in 2009 as there is clearly a large amount of potential housing land in the borough and therefore it was not considered that sites of this scale would be necessary in the village settlements.

TREE PRESERVATION ORDERS (TPO)

- 8.13 One of the tests of suitability asked if the site was affected by a TPO. Where this was the case, the Council's Countryside Officer was consulted. The Countryside Officer stated that any sites with trees or hedgerows growing either within the site and/ or around the perimeter would be affected in the following way:

"Trees, woodland and hedgerows are a material consideration in planning. This includes trees, woodland and hedgerows growing both within a site and outside the site where they may be within influencing distance. Therefore any development proposals will be assessed against an arboricultural impact assessment to BS5837 Trees in Relation to Design, Demolition and Construction, the tree constraints plan of which will be used to inform and determine the final development density and layout ¹⁵"

- 8.14 When assessing the SHLAA sites affected by a TPO, it was found that in the majority of cases, the TPO would not prevent some development from taking place, but instead could be progressed with restrictions. The Countryside Officer also made it clear that the positioning of trees and hedgerows should be used to inform the proposed layout of the housing schemes.

ESSENTIAL OPEN SPACE

- 8.15 Another of the tests of suitability related to whether the site was affected by a current Essential Open Space (EOS) designation. This could be determined by cross-referencing sites with the saved Districtwide Local Plan. Where a site was designated as EOS for a use such as play space this issue could be overcome, since such uses could be relocated. Where the site was EOS as it was used, for example, for a car park to a business, then it was felt that this issue could not be overcome as losing this EOS would affect the commercial viability of the related business.

¹⁵ Emails from RVBC Countryside Officer, David Hewitt, June 2013.

CONTRIBUTION TO SUSTAINABLE/ MIXED COMMUNITIES

8.16 In assessing the suitability of each of the potential sites, the CLG guidance requests that we ensure that sites contribute to the creation of sustainable, mixed communities. To adequately assess this we looked at the settlement hierarchy methodology (which is based on CLG guidance) and used eight indicators of settlement sustainability. If the site fell within a settlement that could satisfy all of the eight indicators then it would contribute to the creation of sustainable/ mixed communities.

8.17 The eight indicators of settlement sustainability are set out below.

- The presence of a bus stop.
- The presence of a food shop/store.
- The presence of recreational land or a recreational facility.
- The presence of a village hall.
- The accessibility to broadband.
- The presence of health provision.
- The presence of educational provision.
- The presence of employment.

8.18 Each of these indicators of settlement sustainability have their own criteria that must be met in order for the site to contribute to the creation of sustainable/ mixed communities. These are as follows:

- **Bus Stop** - to contribute to sustainable/mixed communities a bus stop must be present within the settlement boundary.
- **Food shop/ store** - to contribute to sustainable/mixed communities a food shop or store must be present within the settlement boundary or within 400m of the settlement boundary.
- **Recreational Land/Facility** - to contribute to sustainable/mixed communities there must be present recreational land or a recreational facility within the settlement boundary or within 800m of the settlement boundary.
- **Village hall** - to contribute to sustainable/mixed communities there must be a village hall within the settlement boundary or within 600m of the settlement boundary.

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- **Broadband access** - to contribute to sustainable/mixed communities, broadband access must be available within the settlement boundary.
- **Health provision** - to contribute to sustainable/mixed communities there must be health provision present within the settlement boundary or within 1000m of the settlement boundary.
- **Educational provision** - to contribute to sustainable/mixed communities there must be a primary school within the settlement boundary or within 600m of the settlement boundary.
- **Employment** - although the presence of employment is an important part of creating balanced and mixed/sustainable communities, in Ribble Valley, which is a predominantly rural area, there must be an acceptance that employment will not necessarily always be found within the same village as housing opportunities, particularly the smaller settlements. This indicator is therefore excluded from our SHLAA in terms of assessing if the site contributes to the creation of sustainable/mixed communities.

8.19 After applying these indicators to each of the settlements (with sites from the original SHLAA and new sites from the SHLAA update call for sites), some of the settlements didn't satisfy all of the indicators. The settlements that did not meet all the indicators (and therefore did not have all the necessary services to contribute to the creation of sustainable/ mixed communities are set out below.

- Holden does not have 5 of the services
- Wiswell does not have 5 of the services
- Worston does not have 5 of the services
- Pendleton does not have 4 of the services
- Copster Green does not have 4 of the services
- Sawley does not have 4 of the services
- Wilpshire does not have 4 of the services
- Tosside does not have 3 of the services
- Grindleton does not have 3 of the services
- Newton does not have 3 of the services
- Osbaldeston does not have 3 of the services
- Rimington does not have 3 of the services
- West Bradford does not have 2 of the services
- Downham does not have 2 of the services
- Barrow does not have 1 of the services
- Chatburn does not have 1 of the services
- Chipping does not have 1 of the services
- Gisburn does not have 1 of the services
- Ribchester does not have 1 of the services
- Read and Simonstone does not have 1 of the services
- Waddington does not have 1 of the services

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- 8.20 Due to its close proximity to Blackburn the view was taken that any development in the settlement of Wilpshire would still lead to the development of mixed and sustainable communities. It was also felt that the spatial proximity of Wiswell to the key service centre of Whalley would allow for the creation of mixed communities in terms of SHLAA sites in this settlement. Whilst there were sites within Great Mitton, this is not listed as a settlement within the settlement hierarchy methodology and therefore the information to assess these sites was not available. Consideration of the services in place here however means that it was not considered that Great Mitton would contribute to the creation of sustainable/mixed communities.
- 8.21 With the exception of Wilpshire and Wiswell therefore, where there were sites with the potential for housing development within any of the settlements listed above which do not have 3 or more of the listed services then it was determined that the sites would not contribute to the creation of sustainable, mixed communities as they are in locations that are too small to be regarded as settlements
- 8.22 Also, for the purposes of this element of the SHLAA update, sites in locations not designated as settlements in the settlement hierarchy do not contribute to the creation of sustainable/mixed communities.
- 8.23 The settlements that do not contribute to the creation of sustainable/mixed communities are listed below.
- Holden
 - Pendleton
 - Worsington
 - Copster Green
 - Grindleton
 - Newton
 - Osbaldeston
 - Rimington
 - Sawley
 - Tosside
 - *Great Mitton*
- 8.24 Following the settlement hierarchy methodology assisted in adhering to the principles of sustainable development. The settlement hierarchy methodology clearly considers the issues of sustainable development, particularly in ensuring that suitable land is made available in line with economic, social and environmental objectives to improve people's quality of life.

LOSS OF AMENITY SPACE/ ADVERSE IMPACT UPON THE LANDSCAPE

- 8.25 Another aspect of assessing the suitability of the sites looked at whether development on the site would lead to a loss of amenity space

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or have an adverse impact upon the landscape. This involved an Officer view being taken on this issue.

- 8.26 Although subjective and varying on a site-by-site basis, it was possible to make an informed assumption about this issue on each of the sites even with the limited information available such as capacity and site size. For the majority of sites, even when there was a potential issue with a loss of amenity space or an adverse impact upon the landscape, this issue could be overcome.

SITES IN FLOOD RISK-ZONES 2 AND 3

- 8.27 In helping to define suitability, flood risk is an important consideration. The overall approach to flood risk is outlined in paragraphs 100 to 108 of the National Planning Policy Framework (NPPF) and amplified in more detail in accompanying NPPF Guidance, Technical Guidance to the National Planning Policy Framework (TGNPPF).
- 8.28 In the TGNPPF dwelling houses are classed as a land use that is “more vulnerable to flooding”.
- 8.29 TGNPPF goes on to state that those uses that are classed as more vulnerable should be placed within Flood Zones 1 or 2 (ie zones of low to medium probability of flooding)
- 8.30 In Flood Zone 3A (areas of high probability of flooding) more vulnerable uses such as dwelling houses should only be permitted if the Exception Test is passed
- 8.31 If a site falls into Flood Zone 3B (functional flood plain) then “*only the water compatible uses and essential infrastructure listed in TGNPPF Table 2 should be permitted.*” indicates that these uses do not include dwelling houses.
- 8.32 The Exception test contains two elements, both of which have to be passed for a development to be approved (see NPPF para 102):
- a) *it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment (SFRA) where one has been prepared and;*
 - b) *a site specific Flood Risk Assessment (FRA) must demonstrate that the development will be safe for its lifetime taking into account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*
- 8.33 It is important to recognise that judgements relating to the Exception Test require detailed site based FRAs and other information that cannot be provided at the more indicative levels of judgement relevant

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to a SHLAA. While the Borough now has a SFRA there remains a possibility of a reduced level of accuracy regarding the suitability of sites in relation to this aspect of flooding.

- 8.34 As a result of this, and to assist with decision making to increase the level of accuracy as much as possible, where, in our opinion, the risk of flooding could not be overcome, then the Environment Agency was consulted for further advice. The Environment Agency considered these sites and wrote back to us with a list of recommendations in 2009 relating to the original SHLAA. As a result, on the sites where there remained a risk of flooding on part of the site, then the net area of the site was adjusted accordingly to represent the area of the site that could be still be developed, i.e. that part of the site that was within Flood Zone 1 and 2. In terms of those sites revealed with the 2013 review we have noted the relevant flood zones relating to these sites and consulted the Environment Agency for similar guidance which was received as follows.
- 8.35 Flood Zone 3 – any part of the site show as being within Zone 3 is considered to be at a high probability of flooding. It should not be assumed that any part of a site in Flood Zone 3 is developable and that part of the site should be discounted from the developable area for the purposes of the SHLAA.
- 8.36 Flood Zone 1 & 2 – any part of a site in Flood Zone 1 or 2 can be included in the developable area of the site for the purposes of the SHLAA. It should be noted that in terms of future site allocations, the sequential approach to managing flood risk requires councils to steer development towards Flood Zone 1 in the first instance and then consider development only in Flood Zone 2 if there are no alternative sites available at a lower risk and they can demonstrate this to the satisfaction of an Inspector. However, the SHLAA only looks at potential development sites and “more vulnerable” land uses (including residential) are identified as being appropriate in Flood Zone 2 in Table 3 of the NPPF Technical Guide. As such, identifying land in Flood Zone 2 as part of the potentially developable area of a site is consistent with the NPPF Technical Guide.
- 8.37 In addition to the completed Level 1 SFRA information was used from the Council’s electronic mapping system GGP¹⁶, which uses data from the latest Flood Risk Overlay maps.
- 8.38 Another issue that was raised during consultation with the Environment Agency related to Main River watercourses. Advice was received which states that if a SHLAA site is adjacent to a Main River watercourse, it should not be assumed that development can take place within 8 metres of the bank top of that feature. The Environment Agency stated that *“for the purposes of the SHLAA, it is not possible to identify ‘bank*

¹⁶ GGP is the Council’s Geographical Information System, which includes maps and overlays of visual data such as flood risk maps.

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top' of a watercourse but by discounting the area of land on a site within 8 metres of the edge of the Main River it will ensure the LPA do not assume development of that part of the site is deliverable”.

8.39 The following sites were found to be within 8m of a Main River Watercourse. The sites were measured from GGP using SHLAA overlays and River Centrelines where the watercourses were brooks or large streams. Where sites were close to larger rivers such as the River Ribble, distances were measured from the site boundary to the marked edge of the river channel rather than its centreline.

Settlement	SHLAA site No	Distance (if less than 8m)
Chipping	205	2.6 m
	206	3.2 m
Clitheroe	346	Site boundary crosses brook
	33	7.22 m
	63	Site boundary crosses brook
	27	1.38 m one small corner is this close, rest of site not within 8m
	354	6.9 m
	339	Site boundary crosses river boundary
	341	S boundary of site follows actual brook bank
	160	5.8 m
Waddington	160	5.8 m
W Bradford	162	SE boundary of site crosses brook
Chatburn	204	6.7 m
Nr Downham	318	S boundary of site crosses brook
Bolton b Bowland	251	2 m
Sabden	97	S boundary of site immediately adjacent to brook
	153	Site boundary crosses brook
	101	Small part of site crosses brook (ie entrance road)
	151	5.2 m
	152	3 m
Whalley	49	5 m to edge of river channel
Ribchester	194	Site boundary straddles river centreline
	195	Site boundary straddles river centreline

Advice from Environment Agency states that these sites may not be deliverable. Therefore these sites fail the test of suitability.

NEGATIVE IMPACT UPON CONSERVATION

8.40 This test of suitability looked at the issue of conservation. For the purposes of this test, ‘conservation’ related to both heritage conservation and environmental conservation.

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- 8.41 This test of suitability looked at the issue of conservation. For the purposes of this test, 'conservation' related to both heritage conservation and environmental conservation.
- 8.42 Following the collection of the initial site sustainability scoring information, in some instances it was evident that the development may potentially have an impact on heritage conservation including Listed Buildings and Conservation Areas. In considering this issue the Council's Design and Conservation Officer was consulted who made the following comments.

"A significance assessment is intrinsic to analysis of heritage assets and their settings and an essential precursor to consideration of change on even the most minor of application sites. There will be less of a problem where we have a conservation area appraisal (which is a significance assessment and includes setting - most of the appraisals identify the importance of surrounding open countryside to the character of the conservation areas) but for listed buildings where all we might have is a short list description an attempt at reaching 'broad brush' conclusions on significance including contribution of setting is dangerous.

Some issues to be mindful of are:

- *the wide NPPF definition of 'setting' in Annex 2 it is tempting to conclude in a desk-based study that all development within the Ribble Valley is potentially harmful to 'the surroundings in which a heritage asset is experienced' - eg. Clitheroe Castle, the AONB*
- *the HEPPG paragraph 113-124 identifies that setting is not just about views, it evolves as an understanding of assets improves, does not have to be part of a design and can be fortuitous, does not depend on public access etc. 'The Setting of Heritage Assets' provides a methodology for significance and development impact assessment - which relates to the significance/values assessment methodologies in Conservation Principles, Policies and Guidance. For some heritage assets setting is not important, for others it is core to their special interest.*
- *Other guidance to consider in assessing sites can be found at the following websites:*

<http://www.planningportal.gov.uk/planning/planningpolicyandlegislation/currentenglishpolicy/goodpracticeguides/historicenv>
<http://www.english-heritage.org.uk/publications/setting-heritage-assets/>
<http://www.english-heritage.org.uk/professional/advice/conservation-principles/ConservationPrinciples/>

- 8.43 As the SHLAA involves the assessment of sites largely from desk top research/existing published information at a stage where specific site

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details and schemes are not in place (in the same way as would occur in assessing a planning application), difficulty occurs in assessing the heritage constraints and considerations. As the Conservation and Design Officer states “*I would also question whether there can be a 'broad brush' approach to the identification of 'potentially insurmountable constraints' as the latter appears to require a thorough knowledge of heritage asset significance as well as a thorough assessment of potential mitigation strategies (discussed at page 22 of 'The Setting')*”, however without specific proposals for each site, it is not possible to undertake a detailed heritage assessment at this SHLAA stage. Nor would it be practical to do so given the timescale in which this update has been carried out.

- 8.44 *In addition the Conservation and Design Officer draws attention to “English Heritage's response to the Taylor Review at Annex A: 1 a-c is of interest - what is 'proper assessment'?”*

<http://www.english-heritage.org.uk/content/imported-docs/f-i/governments-review-of-planning-practice-guidance-eh-consultation-response.pdf>

Without a detailed and consistent methodology of analysis of the significance (including setting) of each heritage asset affected it would seem difficult to judge between potential development sites? The consistent assessment approach is advocated by English Heritage eg in compiling Local Lists

<http://www.english-heritage.org.uk/publications/good-practice-local-heritage-listing/>

(see the recent Historic Designed Landscapes in Lancashire Project)”.

- 8.45 Overall therefore, it is considered difficult at this stage to assess in detail the significance of the potential impact on the heritage considerations without comprehensive site proposals. It should consequently be noted at this stage that the SHLAA process does not adequately consider the heritage issues beyond the assessment criteria set out in the sustainability scoring. In terms of progressing the sites through the agreed SHLAA methodology however, it is not possible to say with any degree of certainty that any of the sites pass this test of suitability. Rather, it is only possible at this stage to recognise that the presence of heritage matters may present a constraint on the development of a specific site and these impacts cannot be fully assessed until the planning application stage.
- 8.46 In terms of assessing the impact of environmental conservation, specific details for each site had already been collected as part of the sustainability criteria. This included information such as the presence of sites of special scientific interest (SSSIs), County Biological Heritage sites (CBH), Local Nature Reserves (LNRs), Area of Outstanding Natural Beauty (AONB) quarry information and Mineral Notification Areas.

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- 8.47 The earlier collection of this information assisted in determining the impact of the potential housing development upon the environmental conservation of the site. This stage was undertaken in partnership with the Council's Countryside Officer, who made the following comments in relation to these issues.

BIODIVERSITY

- 8.48 Biodiversity is a material factor in the planning process and both statutory and non-statutory designated sites will be given due consideration. Therefore any development proposal will be expected to play its part in enhancing biodiversity and subsequently the design and layout of new development will be expected to include measures to protect and enhance biodiversity on the site. In addition proposals must also include measures to enhance connectivity between ecological features within and outside the site. Ecological surveys will inform the design and layout as well as mitigation and enhancement measures requirements.

OFFSETTING

- 8.49 Wherever development occurs land available for wildlife is lost and needs to be compensated through the process of biodiversity offsetting. Therefore any sites put forward for development will be considered for the biodiversity offsetting process by using the standardised system to measure the environmental unit value at the development site. Identified receptor site credits will be calculated to ensure that the same or better environmental gains are achieved through the offsetting process.

LANDSCAPE

- 8.50 Landscape character is a material factor in the planning process and national and regional landscape character assessments will be used to evaluate development proposals. Landscaping proposals must reflect the landscape character of the area and include appropriate landscape style, species mix and plant types designed to enhance the rural and semi-rural nature of the wider landscape. Where considered appropriate landscape visual impact assessments will be used to establish the likely visual impact of development on the wider countryside including the Forest of Bowland Area of Outstanding Natural Beauty.

SIGNIFICANT ISSUES EXPERIENCED BY PROSPECTIVE RESIDENTS

- 8.51 Another of the tests of suitability related to whether prospective residents of the developments would be adversely affected if the development were to go ahead. This was assessed by the SHLAA team members.

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- 8.52 As with other tests of suitability, the information previously gathered for the sustainability criteria was valuable in accurately assessing this.

SIGNIFICANT CONTAMINATION ISSUES/HAZARDOUS RISKS/ POLLUTION ON THE SITE: LANDFILL GAS

- 8.53 The penultimate test of suitability assessed if a site was affected by significant contamination issues, hazardous risks or pollution on the site.
- 8.54 To determine if a site was suitable in these terms, it was necessary to determine if a site fell on top of or within the consultation zone for landfill gas or a high-pressure pipeline. Advice was sought from the Environment Agency to assist with the assessment of this test of suitability.
- 8.55 The following advice relates to the sites that are within the consultation zone for landfill gas but not directly on top of the landfill site.
- 8.56 *“Where a development is proposed adjacent to or within 250m of a former landfill site, the major concern is landfill gas migration. We feel that landfill gas is more of a human health concern, as there is no detrimental effect on controlled waters. Although the EA is currently the statutory consultee on landfill gas, we issued local advice to each council in the area several years ago that said unless a development was actually proposed on top of a former landfill, we didn't need to see it. If a development is not on a landfill, and there are no other obvious land contamination issues, then landfill gas is something that can be dealt with through appropriate construction techniques. However, I would advise you to contact your Environmental Health department to discuss landfill gas as they will probably know more about it than us¹⁷.”*
- 8.57 In response to this advice, it was determined that any site proposed adjacent to or within 250m of a former landfill site would be shown to the Council's Engineering Services Department to consider if this issue could be overcome or whether it would prevent residential development occurring on the site. Environmental Health stated that **if a site is adjacent to or within 250m of a former landfill site then this issue can be overcome with mitigation measures**. These mitigation implications may make the site financially unviable for development, however in terms of the effect of contamination on the suitability of the site then this issue can be overcome.
- 8.58 In terms of the sites that are directly upon landfill, the following advice was received from the Environment Agency:

“Where a development is actually proposed on top of a former landfill site, there are contaminated land concerns, both in terms of the risk to

¹⁷ Phillip Carter, Planning Liaison Officer, Environment Agency (December 2008). Re-consulted in June 2013 and confirmed by email (10/06/13) that this advice still stands.

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human health and the risk of pollution to controlled waters. Landfill gas would still be a concern, but it would need to be considered as part of a full site investigation/desk study. Such a survey would be required to determine the extent of contamination on site, whether or not the proposed use was appropriate given any contamination and if not, whether a remediation of the site would facilitate the development. Now depending on how contaminated a site is, there is always likely to be a remediation solution, however this may be constrained by cost, which in turn may affect the viability of a development. Considering the precautionary approach advocated in [national guidance], this is going to be something you will need to consider if any of the sites highlighted by the SHLAA are on such sites¹⁸

- 8.59 In response to this advice, it was determined that the sites on top of a former landfill site should be considered by the Environment Agency to determine if this impact on the suitability of the site could be overcome.

SIGNIFICANT CONTAMINATION ISSUES/HAZARDOUS RISKS/ POLLUTION ON THE SITE: HIGH PRESSURE PIPELINE

- 8.60 For the sites that fell within the consultation zones of a high-pressure pipeline, the Health and Safety Executive (HSE) was consulted. This was done using the HSE PADHI+ system (Planning Advice for Development near Hazardous Installations), which is an online tool, used by LPAs to gain advice from the HSE regarding proposed developments.
- 8.61 Various details are requested by the system and on the basis of these a response is generated. As well as consulting with the HSE it is also required that the pipeline operator is consulted, eg. National Grid or Huntsman, to seek their comments on the proposals. This was done by e-mail.
- 8.62 For all but one site that fell within a consultation zone, results from the HSE and the PADHI+ system showed that development would be possible. The only site where an issue was raised related to a site in West Bradford where the HSE advised against development.
- 8.63 In addition, United Utilities were consulted on all included 2013 sites. Analysis of these sites by United Utilities showed that 7 sites would have a major impact on UU assets. This does not mean that sites are undevelopable but may become unviable at application stage due to the potential required safety restrictions/ mitigation required to develop the site. It would only be possible to determine this when assessing a detailed scheme at planning application stage. Due to the major impact however, the site would fail this test of suitability on this criteria.
- 8.64 In addition to the 7 sites which had a major impact, 6 sites were determined by UU to have a limited impact. This impact has been

¹⁸ Phillip Carter, Planning Liaison Officer, Environment Agency (December 2008).

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flagged up, however the sites pass this test of suitability. Layout, scale and type of development would still need to be agreed with UU at planning application stage.

MAJOR ACCESS ISSUES

- 8.65 The final suitability criteria related to access issues. Where it was felt that there were major access issues that would negatively impact upon the sites, the Highways Officer at Lancashire County Council (**LCC**)¹⁹ was consulted and advice sought on these sites to determine if this issue could be overcome, or if the suitability test would be failed.
- 8.66 It was found that potential access issues could be overcome on the majority of sites where access had been flagged as a potential constraint to the suitability of development, though the costs involved in this may affect the overall viability of the sites.
- 8.67 Following the tests of suitability, the availability of sites needed to be assessed. This assisted in assessing the delivery and developability of each of the sites.

¹⁹ Trevor Lewis, Traffic and Development Engineer at Lancashire County Council

Availability

8.68 *A site considered available for development, when, on the best information available²⁰, there is confidence that there are no legal or ownership problems such as multiple ownerships, ransom strips²¹, tenancies or operational requirements of landowners²².*

8.69 In some instances persons putting forward potential sites will have provided sufficient information for us to evaluate the availability of a site, but in others further investigation will be required. This level of detail may prove difficult to obtain and where the information is not known it may be necessary to contact the Land Registry or request further details from persons/individuals known to have an interest in the site.

GENERAL APPROACH

8.70 The availability of each potential and suitable site was assessed in terms of land ownership.

8.71 As per the CLG Guidance, the assessment was carried out on the best information available. Where the best information available was inconclusive, it was necessary to decide whether the land would be deemed to be available or unavailable. In such cases where the land has, at this stage, been deemed available; this assessment will be revised if and when better available evidence comes to light in respect of a given parcel of land.

8.72 It is envisaged that an (overly) inclusive approach, is preferable, at this stage, to an (overly) restrictive approach, in that the former:

- allows scope for further and better information to come forward and to be considered; and
- affords a broader base of potentially affected landowners with the opportunity to contact us.

8.73 The steps carried out in order to assess legal or ownership problems were as follows:

8.74 As part of this 2013 SHLAA update, information was provided by those suggesting new sites as part of the proforma (a copy of the proforma is included at appendix 6) This approach was useful in highlighting the ownership of the majority of sites. Where this land ownership information was not provided, the Land Registry was contacted and

²⁰ This can be confirmed by legal searched but these can only be relied upon for a short period (CLG guidance)

²¹ Also known as an access strip (CLG guidance)

²² CLG guidance (2007)

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using a Search Index Map Enquiry, it was possible to determine the ownership of the remaining sites.

- 8.75 Where the results of these index map searches showed land to be unregistered, the Council was unable to find out about legal or ownership problems in respect of that particular site (or that particular part of the site), i.e. we felt that we had reached the end of the road in terms of best available information. A working assumption was therefore made that this land would be deemed to be available. If and when further information becomes available in respect of the ownership of such sites, a further assessment will be necessary. This approach has worked in respect of this SHLAA update as further information has been submitted as part of this update than was received for inclusion in the original SHLAA.
- 8.76 It was necessary to establish when the land might come forward for development in terms of availability alone. The following criteria were therefore applied to each site.
- 1. Where a site was unregistered, the agent had stated that there were no ownership issues, or only one registered proprietor was shown on the office copies (land registry searches), the site was deemed to be deliverable within the short term (years 0-5), purely in terms of availability.**
 - 2. Where legal searches showed there to be two owners, it was felt these sites would be available, but in the medium term (years 6-10), purely in terms of availability.**
 - 3. Where there were 3 or more owners, it was determined that these sites would not be available until the long term (years 11-15), purely in terms of availability.**
- 8.77 This approach predominantly focuses on how many titles a site has in terms of assessing availability as the SHLAA is intended to be an indicative study of possible sites rather than a firm legal assessment of the viability of actual sites.
- 8.78 The timetables set out above relate to availability only. In order to assess years in which sites will come forward, the suitability and achievability of a site should also be considered. The suitability of the site was discussed earlier in this chapter. The next section relates to assessing the achievability of sites.

Achievability

- 8.79 *A site is considered achievable for development when there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period. It will be affected by market factors, cost factors and delivery factors. There are a number of residual valuation models available to help determine whether housing is an economically viable prospect for a particular site²³.*
- 8.80 To assist with the measurement of economic viability assessments, Ribble Valley Borough Council commissioned a piece of work²⁴ to determine the viability of the SHLAA sites, based upon a series of site typologies which were representative of all of the SHLAA sites in the study. All SHLAA sites, including those stemming from the 2013 review, were grouped using a variety of criteria to enable the identification of representative individual "Type Sites" that could be used to stand for various sub groups of SHLAA sites in order to test the viability implications of various plan policies..
- 8.81 The first of these related to whether any sites had received planning permission since the original SHLAA was produced. All such sites were identified and excluded from the typology.
- 8.82 The second criterion related to their general location in relation to local settlements, specifically whether they were within or adjacent to the main settlements of Clitheroe, Longridge and Whalley or to any of the area's villages (collectively termed "Other Settlements". This has led to the typology prefixes of C,L,W and O/s respectively.
- 8.83 Sites were also grouped according to their location within the settlement, either on the edge or as an infill within the built fabric. Some sites did not have a physical connection to any built part of a settlement but, in order to consider them, they have been classified as edge sites of the nearest settlement.
- 8.84 Sites were then considered in relation to their brownfield or greenfield qualities.
- 8.85 A final criterion related to the theoretical yield of dwellings the individual sites could produce based on a general formula of 40 units per hectare within the 3 main settlements of Clitheroe, Longridge and Whalley and 35 elsewhere in the Other Settlements.
- 8.86 Thus the total number of SHLAA sites net of those with planning permissions could be grouped according to settlement, edge or infill,

²³ CLG guidance (2007)

²⁴ Work undertaken by Simon Drummond-Hay of HDH Planning & Development (2013)

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greenfield or brownfield and those with similar dwelling yields. From these groups an individual type-site was chosen against which to test the viability of the whole group.

8.87 It should also be noted that some types of site were not represented within the SHLAA sites i.e. no actual SHLAA sites emerged to represent these categories or that only a few unrepresentative sites emerged. Also in certain cases, in order specifically to test policies, a non-SHLAA site has been chosen to represent a category. The only case of this within the finalised typology below is type Longridge L2.

8.88 The categories that do **not** have a type-site using the methodology outlined above are:

Longridge - Greenfield Infill
 Whalley - Brownfield Infill
 Whalley - Brownfield Edge
 Other Settlements - both Brownfield Infill and Edge

8.89 Some of the sites that emerged through the 2013 SHLAA review process were of such a size as to be of a strategic size in a Ribble Valley context. Strategic options have been considered at earlier stages in the framing of the Core Strategy and only one strategic site, at Clitheroe, has been considered necessary for the Borough's future needs. Therefore it is not considered necessary to produce a viability type and type-site that reflects sites of this size. This has affected several larger sites of the greenfield edge type around the Clitheroe, Longridge, Whalley and around the area's villages in the Other Settlements category. Also initial analysis points to many of these larger SHLAA review sites being excluded due to a variety of other constraints.

8.90 Various draft typologies were produced initially yielding 20 individual types from which the 16 in the table below were selected.

8.91 Note also that for the purposes of consistency with the previous SHLAA approach the dwelling yields in the table below relate both to the original calculations based on 40 dwellings per hectare (dph) in the three main settlements and 35 dph in the Other Settlements (these are flagged red in the table below) and to a revised overall figure of 35 to 38 dph as advised by the Council's viability consultants.

General Settlement and Type	Type site details	General Group of Sites represented by Type Site (by dwelling yield of 40 and 35 dph)
Clitheroe Brownfield Edge C1	24 (34) dwellings 0.85 ha 35 dph (40 dph)	19 to 128 units
Clitheroe Brownfield Infill C2	9 (11) dwellings 0.25 ha 36 dph (40 dph)	4 to 76 units

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Clitheroe Greenfield Infill C3	22 (28) dwellings 0.72 ha 35 dph (40 dph)	14 to 167 units
Clitheroe Greenfield Edge (lower range) C4	27 (34) dwellings 0.96 ha 35 dph (40 dph)	1 to 80 units
Clitheroe Greenfield Edge (upper range) C5	123 (133) dwellings 4.97 ha (3.34 net) 35 dph (40 dph)	81 to 356 units
Longridge Brownfield Infill L1	11 (13) dwellings 0.31 ha 35 dph (40 dph)	2 to 13 units
Longridge Brownfield Edge L2	14 (19) dwellings 0.4 ha 35 dph (40 dph)	No representative site. Substitute none SHLAA site chosen
Longridge Greenfield Edge L3	14 (20) dwellings 0.5 ha 35 dph (40 dph)	20 – 24 units
Longridge Greenfield Edge L5	256 (291) dwellings 10.4 ha (7.28 net) 35 dph (40 dph)	25 – 416 units
Whalley Greenfield Infill W1	11 (12) dwellings 0.29 ha 38 dph (40 dph)	Type site is only site
Whalley Greenfield Edge W3	152 (173) dwellings 6.19 ha (4.33 net) 35 dph (40 dph)	10 – 247 units
Other Settlements Greenfield Infill (lower range) O/s 3	5 (5) dwellings 0.13 ha 38 dph (35 dph)	1 to 5 units
Other Settlements O/s 4 Greenfield Infill (upper range)	20 dwellings 0.72 (with 30% taken for open space) 35 dph	6 to 40 units
Other Settlements Greenfield Edge (lower range) O/s 5	5 dwellings 0.14 ha 35 dph	1 – 10 units
Other Settlements Greenfield Edge O/s 6	18 dwellings 0.52 ha 35 dph	11 to 30 units
Other Settlements Greenfield Edge (highest range) O/s 8	158 dwellings 6.8 ha (4.48 ha net) 35 dph	31 to 332 units

The following tables set out each site number and shows which typology the site is covered by. The letters 'PP' stand for Planning Permission.

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CLITHEROE SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
1	1.4	56	C4	Green Edge
2	3.6	144	C5	Green Edge
3	1.8	72	C5	Green Edge
4	0.96	38	C4	Green Edge
5	0.79	32	C4	Green Edge
6 PP	1.2	48	-	PP
7	1.7	68	C4	Green Edge
8	0.34	14	C3	Green Infill
11	0.79	32	C4	Green Edge
12	4.18	168	C5	Green Edge
14 PP	1.42	56	-	PP
15 PP	1.74	69	-	PP
18 PP	2.5	100	-	PP
20	1.93	77	C5	Green Edge
23	2.65	106	C5	Green Edge
24	4.5	180	C5	Green Edge
25	0.48	19	C1	Brown Edge
26 PP	0.9	36	-	PP
27 PP	0.9	36	-	PP
28 PP	5.44	217	-	PP
29 PP	2.88	115	-	PP
31 PP	0.72	29	-	PP
32	0.85	34	C1	Brown Edge
33 PP	15.73 (7.54)	301	-	PP
34	1.29	51	C4	Green Edge
63	3.21	128	C1	Brown Edge
64	0.55	22	C3	Green Infill
65 PP	7.46	298	-	PP
66	1.57	63	C4	Green Edge
142	1.8	73	C4	Green Edge
308 PP	0.31	13	-	PP

LONGRIDGE SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
35	1.71	68	L3	Green Edge
36 PP	0.64	12	L1	PP
37 PP	0.59	23	-	PP
38	0.5	20	L3	Green Edge
39 PP	2.17	87	-	PP
41	1.89	75	L5	Green Edge
47 PP	2.68	107	-	PP
62 PP	2.3	92	-	PP
173 Excluded	-	-	-	Excluded
174 Excluded	-	-	-	Excluded
235	0.6	24	L3	Green Edge
236 PP	0.45	18	-	PP
238	1.55	62	L3	Green Edge
240 PP	0.32	13	-	PP

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WHALLEY SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
48	0.29	11.6	W1	Green Infill
49 PP	0.86	34	-	PP
50 PP	2.07	83	-	PP
52	1.36	54	W3	Green Edge
53	5.86	234	W3	Green Edge
54	0.42	17	W3	Green Edge
58	6.19	247	W3	Green Edge
59 PP	10.14	405	-	PP
60	1.34	54	W3	Green Edge
61	0.26	10	W3	Green Edge
136 PP	12.07	482	-	PP
138 PP	14.59	583	-	PP
285 PP	3.31	132	-	PP

BARROW SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
122 PP	3032	116	-	PP
123 PP	4.15	145	-	PP
184	0.06	2	?? no type	Brown Edge
306	19.91	696	0/s 8	Green Edge

BASHALL SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
244	0.03	1	?? no type	Brown Edge
245	0.07	3	0/s 5	Green Edge
246	0.99	35	0/s 8	Green Edge
247	0.06	2	0/s 5	Green Edge

BILLINGTON SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
119	2.58	90	0/s 8	Green Edge
120 PP	1.58	55	-	PP
200 PP	0.15	5	-	PP
201 PP	0.42	15	-	PP

BOLTON BY BOWLAND SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
248	0.2	7	0/s 5	Green Edge
249	0.72	25	0/s 4	Green Infill
251	0.14	5	0/s 3	Green Infill
252	0.6	21	0/s 6	Green Edge
300	0.02	1	0/s 5	Green Edge

CHATBURN SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
115	2.39	83	0/s 8	Green Edge
116	0.1	3	0/s 5	Green Edge
117	0.39	14	0/s 6	Green Edge
203	0.21	7	0/s 4	Green Infill

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CHIPPING SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
140	0.56	20	?? No type	Brown Edge
206	0.14	5	O/s 3	Green Infill
208	0.01	1	O/s 3	Green Infill
209 PP	0.05	2	-	PP

CHATBURN SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
234	0.3	10	?? No Type	Brown Infill

DOWNHAM SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
275	0.09	3	O/s 3	Green Infill
276	0.09	3	O/s 3	Green Infill
277	0.05	2	O/s 3	Green Infill
278	0.04	1	O/s 3	Green Infill

DUNSOP BRIDGE SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
279	0.41	14	O/s 6	Green Edge
280 PP	0.13	5	-	PP
281 PP	0.63	22	-	PP
282	0.5	17	O/s 6	Green Edge

GISBURN SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
211	0.16	5	O/s 5	Green Edge
212	0.22	8	O/s 5	Green Edge
213	1.91	67	O/s 8	Green edge
214	0.74	25	O/s 6	Green Edge

GRINDLETON SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
106	0.37	13	O/s 6	Green Edge
108	0.26	9	?? No type	Brown Infill
110	3.49	122	O/s 8	Green Edge
154 PP	0.35	12	-	PP
155	0.79	28	O/s 4	Green Infill

HOLDEN SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
254	0.28	10	O/s 5	Green Edge
255	0.08	3	O/s 3	Green Infill
256	0.04	1	O/s 3	Green Infill

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HURST GREEN SITE TYPOLOGIES- ORIGINAL SHLAA SITES

Site No	Area	Yield (SHLAA)	Type	Category
082	0.88	31	O/s 8	Green Edge
083	0.8	28	O/s 6	Green Edge
084	0.46	16	O/s 4	Green Infill
087	0.07	2	O/s 3	Green Infill

LANGHO SITE TYPOLOGIES- ORIGINAL SHLAA SITES

Site No	Area	Yield (SHLAA)	Type	Category
076	26	908	O/s 8	Green Edge

MELLOR SITE TYPOLOGIES- ORIGINAL SHLAA SITES

Site No	Area	Yield (SHLAA)	Type	Category
105 PP	0.3	10	-	PP
223	0.3	10	O/s 4	Green Infill
224	0.09	3	O/s 5	Green Edge
225	0.14	5	O/s 5	Green Edge

MELLOR BROOK SITE TYPOLOGIES- ORIGINAL SHLAA SITES

Site No	Area	Yield (SHLAA)	Type	Category
094	0.3	11	O/s 4	Green Infill
217	0.06	2	O/s 3	Green Infill
218	0.75	26	O/s 6	Green Edge
220 PP	0.15	5	-	PP

NEWTON SITE TYPOLOGIES- ORIGINAL SHLAA SITES

Site No	Area	Yield (SHLAA)	Type	Category
261	0.18	6	O/s 4	Green Infill
262	0.25	9	O/s 5	Green Edge
263	0.13	5	O/s 3	Green Infill
264	0.17	6	O/s 5	Green Edge
267	0.06	2	?? No type	Brown Infill

OSBALDESTON SITE TYPOLOGIES- ORIGINAL SHLAA SITES

Site No	Area	Yield (SHLAA)	Type	Category
088	1.04	36	O/s 4	Green Infill
227	0.22	8	O/s 5	Green Edge
228	1.72	60	O/s 8	Green Edge

PENDLETON SITE TYPOLOGIES- ORIGINAL SHLAA SITES

Site No	Area	Yield (SHLAA)	Type	Category
289	0.08	3	O/s 3	Green Infill
290	0.07	3	O/s 3	Green Infill
291	0.04	1	O/s 3	Green Infill

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READ SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
067	0.51	18	O/s 6	Green Edge
068	20	700	O/s 8	Green Edge
077 PP	0.04	1	-	PP
229 PP	0.03	1	-	PP
307	0.1	3	?? No type	Brown Infill

RIBCHESTER SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
143 PP	0.26	9	-	PP
193 PP	0.04	1	-	PP
194	0.07	3	?? No type	Brown Edge
196	0.27	10	O/s 4	Green Infill
197	0.04	1	?? No type	Brown Edge
199	0.18	6	O/s 5	Green Edge

SABDEN SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
098 PP	0.05	2	-	PP
100	0.1	3	O/s 5	Green Edge
101 PP	1	35	-	PP
145	0.08	3	O/s 5	Green Edge
146	0.54	19	O/s 6	Green Edge
148	0.16	6	O/s 4	Green Infill
149 PP	0.005	1	-	PP
302 PP	1.07	3	-	PP

SLAIDBURN SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
268	0.54	19	O/s 5	Green Edge
269	1.16	40	O/s 8	Green Edge
270	0.07	2	O/s 3	Green Infill
271	0.03	1	O/s 3	Green Infill
272	0.87	30	O/s 6	Green Edge
273	0.7	24	O/s 6	Green edge
274	0.15	5	O/s 3	Green Infill

STOPPER LANE SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
216	0.49	17	O/s 6	Green Edge

TOSSIDE SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
297 PP	0.03	1	-	PP

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WADDINGTON SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
089	0.43	15	O/s 6	Green Edge
157	0.94	33	O/s 4	Green Infill
158	0.03	1	O/s 3	Green Infill
159	0.37	13	O/s 4	Green Infill
160	0.61	21	O/s 4	Green Infill

WEST BRADFORD SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
090	0.16	5	O/s 5	Green Edge
161	0.47	15	O/s 4	Green Infill
163	0.93	33	O/s 4	Green Infill
164	0.05	2	O/s 5	Green Edge
165	0.12	4	O/s 5	Green Edge
166 PP	0.05	2	-	PP
167	0.05	2	?? No type	Brown Infill

WILPSHIRE SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
131	0.12	5	?? No type	Brown Infill
169	0.68	27	O/s 6	Green Edge
170	0.36	14	O/s 4	Green Infill
303	6.06	242	O/s 8	Green Edge

WISWELL SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
091	0.16	5	O/s 3	Green Infill
092	1.19	42	O/s 8	Green Edge
178	0.25	9	O/s 5	Green Edge
179	0.07	3	O/s 5	Green Edge

WORSTON SITE TYPOLOGIES- ORIGINAL SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
294	0.08	3	O/s 3	Green Infill

CLITHEROE SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
324	0.39	15	C4	Green Edge
326	0.11	4	C2	Brown Infill
327	2.5	100	C1	Brown Edge
328	7.25	290	C5	Green Edge
329	2.5	100	C5	Green Edge
330	13.7	548	C5	Green Edge
331	2.5	100	C5	Green Edge
332	11.94	477	C5	Green Edge
333	0.76	30	C4	Green Edge
334 **	0.55	22	-	Excluded for employt land reasons
335	2	70	C4	Green Edge

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336	12.09	483	C5	Green Edge
337	3.78	151	C5	Green Edge
338 **	0.24	9	-	Excluded for employt land reasons
339 **	0.49	19	-	Excluded for employt land reasons
340	0.72	28	C3	Green Infill
341	3.56	140	C3	Green Infill
342	0.17	6	C4	Green Edge
343	0.3	12	C4	Green Edge
344	9.2	368	C5	Green Edge
345	4.97	199	C5	Green Edge
346	3.62	144	C5	Green Edge
347	48.5	1940	C5	Green Edge
348	8.9	356	C5	Green Edge
349	1.5	60	C4	Green Edge
350	0.04	1	C4	Green Edge
351	0.05	2	C4	Green Edge
352	16.7	668	C5	Green Edge
353	0.15	6	C4	Green Edge
354	3.46	138	C5	Green Edge
355 PP	1.92	76	-	PP
356	1.2	48	C4	Green Edge

LONGRIDGE SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES

Site No	Area	Yield (SHLAA)	Type	Category
377	0.18	7	L1	Brownfield Infill
378	0.059	2	L1	Brownfield Infill
379	0.17	7	L1	Brownfield Infill
381	6.6	264	L5	Green Edge
382	16.5	660	L5	Green Edge
383	1.8	72	L3	Green Edge
384	10.4	416	L5	Green Edge
385	23	920	L5	Green Edge

WHALLEY SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES

Site No	Area	Yield (SHLAA)	Type	Category
412* not connected to Whalley Settlet	12.96	518	W3	Green Edge
413* Not connected to Whalley Settlet	0.7	24	W3	Green Edge
414 * Not connected to Whalley settlet	0.52	18	W3	Green Edge

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BARROW SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
305 DUP	1.2	42	-	Duplicates 2008 SHLAA site
306 DUP	20.66	723	-	Duplicates 2008 SHLAA site
309	0.8	28	O/s 6	Green Edge
310 DUP	3.53	124	-	Duplicates 2008 SHLAA site
311	6.4	224	O/s 8	Green Edge
312	1.09	38	O/s 8	Green Edge
313	1.93	67	O/s 8	Green Edge
314	0.07	2	O/s 5	Green Edge

BASHALL SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
No sites				

BILLINGTON SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
315	0.95	33	O/s 8	Green Edge

BOLTON BY BOWLAND SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
316	16.7	584	O/s 8	Green Edge
317	9.2	322	O/s 8	Green Edge

CHATBURN SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
318	2.25	78	O/s 8	Green Edge
319	30.2	1057	O/s 8	Green Edge

CHIPPING SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
320	5.71	199	O/s 8	Green Edge
321	0.37	14	O/s 6	Green Edge
322	0.53	18	O/s 6	Green Edge
323	1.7	59	O/s 8	Green Edge

COPSTER GREEN SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
357	0.5	17	O/s 4	Green Infill
358	1.8	64	O/s 8	Green Edge

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DOWNHAM SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
359	37.7	1319	O/s 8	Green Edge
360	28.8	1008	O/s 8	Green Edge

DUNSOP BRIDGE SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
361	0.2	6	?? No type	Brown Infill
362	0.17	6	?? No Type	Brown Infill
363	0.45	15	O/s 6	Green Edge
364	1.88	65	O/s 8	Green Edge
365	0.63	22	O/s 6	Green Edge

GISBURN SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
366	1.41	49	O/s 8	Green Edge
367	3.37	118	O/s 8	Green Edge

GREAT MITTON SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
368	0.4	14	O/s 6	Green Edge
369	0.4	14	O/s 6	Green Edge

GRINDLETON SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
370	0.25	8	O/s 5	Green Edge

HOLDEN SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
No sites				

HURST GREEN SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
No sites				

LANGHO SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
371	6.5	227	O/s 8	Green edge (Green belt)
372	0.5	17	O/s 6	Green Edge
373	3.64	127	O/s 8	Green Edge
374	0.1	3	O/s 5	Green Edge
375	0.017	1	O/s 5	Green Edge
376	0.12	4	O/s 5	Green Edge

MELLOR SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
386	10	350	O/s 8	Green Edge

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MELLOR BROOK SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
387	0.14	4	?? No type	Brown Edge

NEWTON SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
No sites				

OLD LANGHO SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
388	3.85	134	O/s 8	Green Edge

OSBALDESTON SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
389	0.95	33	O/s 8	Green Edge
390	0.96	33	O/s 8	Green Edge
391	0.27	9	O/s 5	Green Edge
392	0.16	5	O/s 5	Green Edge
393	0.08	2	O/s 5	Green Edge

PENDLETON SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
394	0.08	2	O/s 3	Green Infill
395	0.08	2	O/s 3	Green Infill

RAMSGREAVE SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
396	35	1225	O/s 8	Green Edge (G belt)

READ SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
398	4.17	145	O/s 8	Green Edge (G Belt)
407	0.75	26	O/s 6	Green Edge
497	1.85	64	O/s 8	Green Edge

RIBCHESTER SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
399	0.5	17	O/s 6	Green Edge

RIMINGTON SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
400	0.4	14	O/s 6	Green Edge
401	2.02	70	O/s 8	Green Edge
402	44.8	1568	O/s 8	Green Edge

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SABDEN SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
403	12.9	451	O/s 8	Green Edge
404	0.79	27	O/s 6	Green Edge

SAWLEY SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
405	9.5	332	O/s 8	Green Edge

SIMONSTONE SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
406	0.08	2	O/s 5	Green Edge

SLAIDBURN SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
No sites				

STOPPER LANE SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
No sites				

THORNLEY SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
No sites				

TOSSIDE SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
No sites				

WADDINGTON SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
408	3.51	122	O/s 8	Green Edge
409	16.5	577	O/s 8	Green Edge

WEST BRADFORD SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
410	0.52	18	O/s 6	Green Edge
411	8.1	286	O/s 8	Green Edge

WILPSHIRE SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
415	4.15	145	O/s 8	Green Edge
416	5.9	206	O/s 8	Green Edge

WISWELL SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
No sites				

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WORSTON SITE TYPOLOGIES- 2013 REVIEW SHLAA SITES				
Site No	Area	Yield (SHLAA)	Type	Category
417	0.52	18	O/s 6	Green Edge
418	34.5	1207	O/s 8	Green Edge

8.92 As set out the typology work fed into the viability work undertaken by consultants. However, the CLG guidance highlights the usefulness of the views of house builders and local property agents. Therefore, as with the 2009 SHLAA Ribble Valley Borough Council worked jointly with members of the Housing and Employment Market Partnership (**HEMP**) group who agreed with our approach to the SHLAA and was useful in agreeing the methodology in term of assessing the viability of the sites²⁵.

8.93 The table below which contained the base appraisal is taken from the Core Strategy Viability Study which looked at whole plan viability and SHLAA site viability. The table sets out the site typologies (as discussed above) and shows that all of the 16 sites are viable, apart from C2 and L1. In addition, a further 14 SHLAA sites did not fall within these typologies. These were brownfield sites within the villages. The consultant who undertook the Core Strategy Viability Study confirmed however that these sites would also be unviable.

Base Appraisals. Residential value compared to viability threshold				
		Alternative use value	Viability Threshold	Residual Value
		£/ha	£/ha	£/ha
Site 1 C1		400,000	480,000	693,266
Site 2 C2		400,000	480,000	-85,442
Site 3 C3		50,000	360,000	501,954
Site 4 C4		20,000	324,000	907,300
Site 5 C5		20,000	324,000	523,984
Site 6 L1		1,000,000	1,200,000	2,943
Site 7 L2		400,000	480,000	795,592
Site 8 L3		20,000	324,000	675,415
Site 9 L5		20,000	324,000	493,728
Site 10 W1		50,000	360,000	1,284,487
Site 11 W3		20,000	324,000	581,382
Site 12 OS3		50,000	360,000	1,156,643
Site 13 OS4		50,000	360,000	820,147
Site 14 OS5		50,000	360,000	1,302,621
Site 15 OS6		20,000	324,000	779,413
Site 16 OS8		20,000	324,000	651.879

SOURCE: HDH 2013 (Core Strategy Viability Study July 2013)

²⁵ CLG guidance states that house builder and local property agents should provide expertise and knowledge to help take a view on how market conditions may affect economic viability. HEMP group meeting held on 10th June 2013.

9. REVIEW OF THE ASSESSMENT: FINAL FIGURES AND RISK ASSESSMENT

9.1 Having undertaken the assessments of suitability, availability and achievability of the SHLAA sites, the following system was used to interpret these results to determine which year's supply they should fall into.

Determination of supply for SHLAA sites

YEARS 0-5 (Deliverable)

- Suitable- passes all tests
- Available- No availability issues (site is unregistered or has one title)
- The site is achievable

YEARS 6-10 (Developable)

- Not suitable - fails one test
- Available- No availability issues (site has either unregistered or has up to two registered owners)
- Can be achievable or not achievable

YEARS 11-15 (Developable)

- Not suitable - fails two or more tests
- Not available (the site is either unregistered or has multiple registered owners)
- Can be achievable or not achievable

RISK ASSESSMENT

9.2 In the practice Guidance it states that an overall risk assessment should be made as to whether sites will come forward as anticipated.

9.3 It is therefore worth highlighting at this stage that the RVBC housing requirement is under review following the evidence base update undertaken in 2013 as part of the Core Strategy Examination Suspension. When this SHLAA report is published for consultation, the

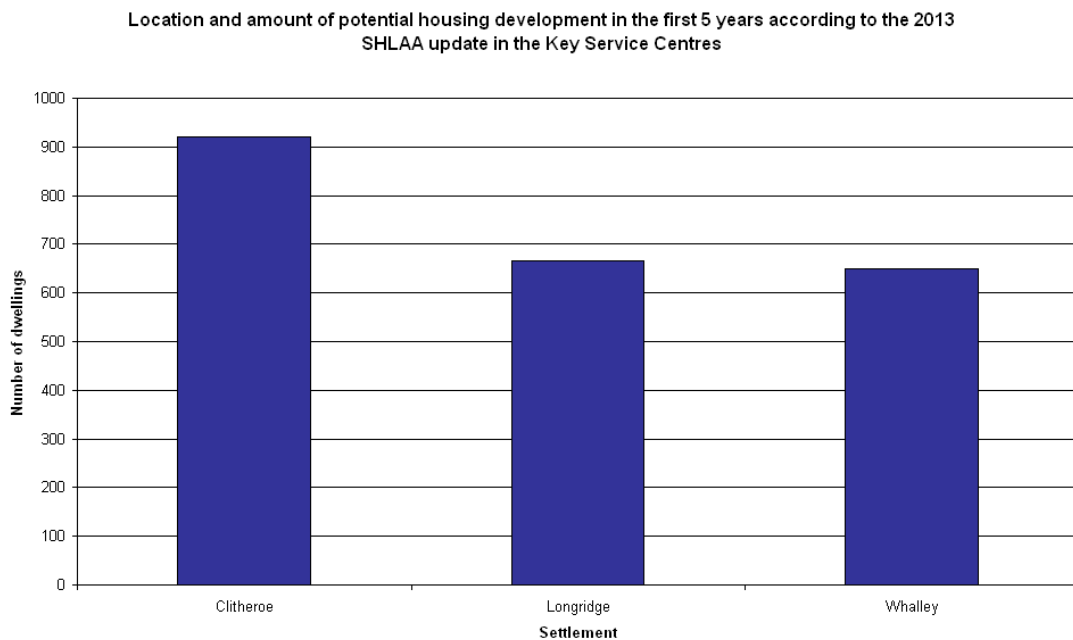
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housing requirement review paper will also be published for consultation and this may result in the housing requirement increasing from 200 units per annum. If this is the case, this will be reflected within the adopted SHLAA report.

LOCATION OF THE DEVELOPMENT

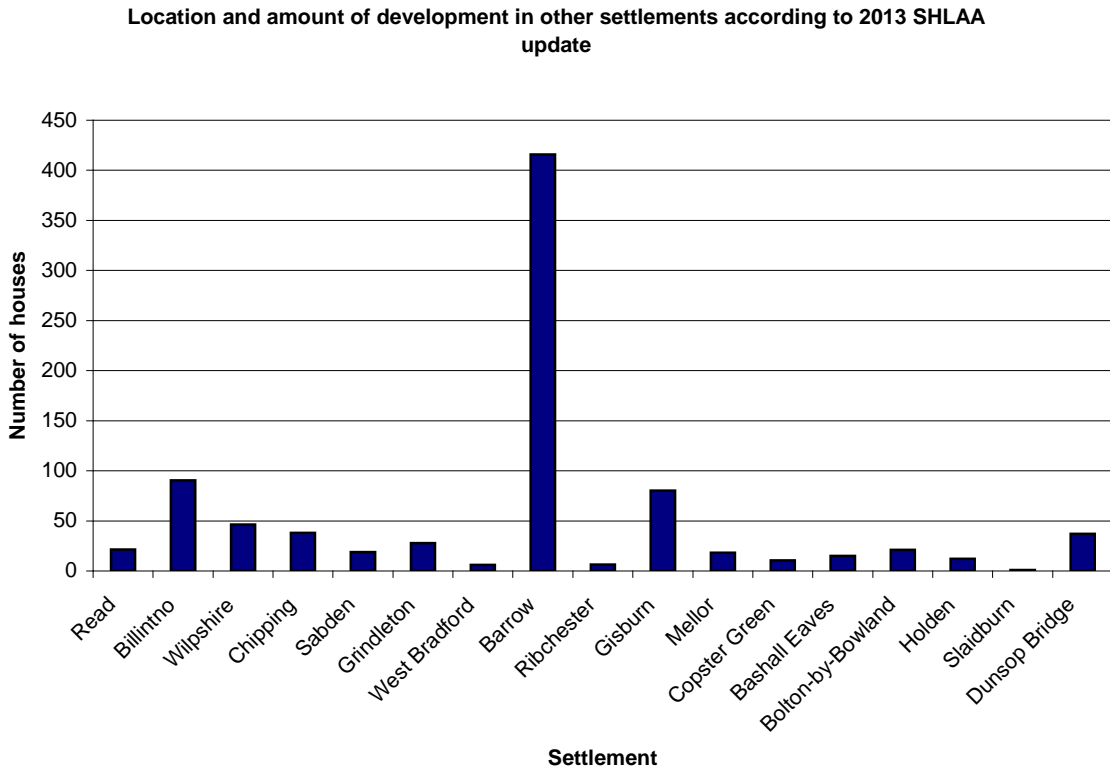
9.4 The SHLAA has identified 160ha of land in the 5-year supply. This equates to 6,294 dwellings. The majority of this potential development is located around the key service centres of Clitheroe, Longridge and Whalley.

Figure 5



9.5 The remaining development within the 0-5 year category is composed of development within the villages. This is shown in figure 6.

Figure 6



IMPLICATIONS ON THE LDF

- 9.6 In terms of the implications on the LDF, the data obtained by undertaking the SHLAA will continue to feed into the Core Strategy and the Housing and Economic Development DPD. The data will help to make estimations regarding where development land will come forward over the plan period and assists in the identification of strategic sites.
- 9.7 The SHLAA will also assist in the early work on the Housing and Economic Development (allocations) DPD.

10. CONSULTATION & MONITORING

CONSULTATION

10.1 Public consultation is intended to take place on the SHLAA process during August 2013. Consultation with the public, Borough Members and Parish Councillors ensures that the process is transparent and that there is a degree of awareness surrounding what the SHLAA aims to achieve.

PUBLICATION OF FINDINGS

10.2 This SHLAA update report forms the basis of the SHLAA along with the SHLAA database and the Book of Sites that breaks down the submitted sites into 'Included sites'²⁶ and 'Excluded sites'²⁷. Within these two main sections, the sites are then arranged into settlements in alphabetical order. A reference copy of this is available from planning reception on level D of the Council Offices. The report is also published on the Council's website at www.ribblevalley.gov.uk.

MONITORING

10.3 It is intended that updates of the SHLAA will be produced when necessary and appropriate. This will include potential new sites (following a call for sites exercise) and will, where necessary update information from this SHLAA update.

10.4 Information will also feed into future updates of the SHLAA from the Housing Land Availability Reports (HLA) that are produced bi-annually by the Council. Sites that were submitted to the SHLAA will be monitored as part of the HLA and therefore if a planning application for residential development is approved on a site then this information will be inputted into the SHLAA database, which will then effectively remove the site from the SHLAA.

10.5 It is important that updates of the SHLAA are undertaken to ensure that information remains accurate, is not double counted and that the Council can accurately monitor the amount of potential residential land that is deemed as deliverable and developable.

²⁶ These Included sites are essentially sites that were taken forward in the process and assessed in terms of the suitability, availability and achievability (see section 7).

²⁷ These Excluded sites are sites that were not included within the SHLAA assessment, as they did not meet the criteria set out in the SHLAA methodology (see section 7).

11. GLOSSARY OF TERMS

ACHIEVABILITY - For the purpose of this study this relates to whether there is a reasonable prospect that housing will be developed on the potential housing site at a particular point in time.

ALLOCATION - The use assigned to a piece of land in a development plan.

AMENITY- An element of a location or neighbourhood that helps to make it attractive or enjoyable for residents and visitors.

AMR-Annual Monitoring Report- Monitors the LDF using set of established indicators that can be compared year on year to show how elements of the LDF are performing. Submitted to Government Office North West each December.

AVAILABILITY- For the purpose of this study this relates to whether, on the best information available, there is confidence that there are no legal or ownership problems such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners.

BASELINE or EVIDENCE BASE- This is made up of the information and documents that inform the Local Development Framework. For the LDF to be sound it must be based upon a credible, robust and transparent baseline.

BCIS- Building Costs Information Service. Provides information on building costs for a specified time period.

BROWNFIELD- Brownfield land is land that has previously had development on it.

CLG- the department for Communities and Local Government. A central government department that deals with Planning issues.

CORE STRATEGY-The Core Strategy is the central document of the Local Development Framework and sets out the development principles for the Ribble Valley.

DC- Development Control. This is the department of the Council that deals with and determines planning applications and unauthorised developments.

DELIVERABLE- For the purpose of this study a site is deliverable if it is deemed to be suitable, available and achievable.

DEVELOPABLE- For the purpose of this study a site is considered to be developable when it is not deemed to be deliverable.

DISTRICTWIDE LOCAL PLAN- This is the saved development plan for the borough. It is the document against which all planning applications are determined. This will eventually be replaced by the LDF.

DPD- Development Plan Document. This is a statutory planning document that forms part of the LDF.

EOS- Essential Open Space. This is a land designation that is set out in the Districtwide Local Plan. This protects areas of land (open space) from development.

FIVE-YEAR SUPPLY- Each Local Planning Authority is required to demonstrate a five-year supply of land for housing. Ribble Valley is required to provide 200 residential units each year. If a five-year supply cannot be demonstrated then it becomes difficult to resist applications for residential development, even if they are not suitable.

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FRA or SFRA- Flood Risk Assessment or Strategic Flood Risk Assessment. An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

GDV – Gross Development Value

GONW- Government Office North West. This is the regional government department that deal with planning issues and work closely with CLG.

GREEN BELT- Areas of land where development is particularly tightly controlled. This is a national designation and is infrequently reviewed to ensure land is protected.

GREENFIELD- This is land that has not previously had development upon it. It is not the same as Green belt land as it is not necessarily protected from development.

HEMP- Housing and Employment Partnership. Ribble Valley Borough Council established this partnership group in 2006. It consists of a variety of stakeholders that have interest in the land within Ribble Valley.

HISTORIC ENVIRONMENT- All aspects of the environment resulting from the interaction between people and places through time.

HLA- Housing Land Assessment. This is a report that is produced by Ribble Valley Borough Council bi-annually. It presents a collation of data on housing planning permission and completions.

HMA- Housing Market Assessment. This is required as part of the baseline for the LDF. It is comprised of the Strategic Housing Market Assessment and the Strategic Housing Land Availability Assessment.

HSE- Health and Safety Executive.

JLSP- Joint Lancashire Structure Plan. This document is no longer used as it was superseded in 2008 by the RSS. It set out regional housing figures and sub-regional planning policy.

KEY SERVICE CENTRES- These are seen as the largest settlements in the borough. For the purposes of this study this relates to Clitheroe, Longridge and Whalley and where specified, Wilpshire.

LAND CONTAMINATION- Contamination by substances with a potential to harm the environment from any previous use or activity.

LANDFILL- The permanent disposal of waste into the ground by the filling of man-made voids or similar features, or the construction of landforms above ground level (land-raising).

LCC- Lancashire County Council. This is a sub-regional organisation.

LDF- Local Development Framework. This will eventually replace the saved Districtwide Local Plan. It is comprised of a suite of documents rather than one plan.

LDS- Local Development Scheme. this sets out the timetable of production for all the documents that make up the LDF.

LISTED BUILDINGS- The Secretary of State for Culture, Media and Sport is responsible for compiling the statutory list of buildings of special architectural or historic interest. English Heritage provides expert advice on which buildings meet the criteria for listing, and administer the process. Buildings are graded to indicate their relative importance.

LOCAL DEVELOPMENT DOCUMENTS- These are documents that together make up the LDF.

LPA- Local Planning Authority. For the purposes of this document, this is Ribble Valley Borough Council.

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NPPF- National Planning Policy Framework. This is national planning policy framework produced by central government and provides guidance on plan making and determining planning applications.

PADHI+- This is the Planning Advice for Development near Hazardous Installations system, which is an online tool, used by LPAs to gain advice from the HSE regarding proposed developments.

PDL- Previously developed land. This is the same as Brownfield land in that it is land that has previously been developed. The definition in Annex B of PPS3 is 'previously- developed land is that which is or was occupied by a permanent structure, including the curtilage of the development land and any associated fixed surface infrastructure'.

SAVED POLICIES- these are policies from the Districtwide Local Plan that have been saved for a time period during the production of replacement Local Development Documents.

SFRA or FRA- Flood Risk Assessment or Strategic Flood Risk Assessment. An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

SHLAA- Strategic Housing Land Availability Assessment. This is an evidence base document for the LDF which looks at the potential of land for residential development and makes estimates on when this potential land may come forward.

SHMA- Strategic Housing Market Assessment. This is an evidence base document for the LDF that looks at the level of affordability in the borough and the types and tenures of housing that are present in the borough.

SPON'S- SPON'S Architects and Builders Price Book. This sets out price information on a range of items that are integral to the building process.

SUITABILITY- For the purpose of this study this relates to whether a potential site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.

SUSTAINABLE DEVELOPMENT- The most commonly used definition is that of the 1987 World Commission on Environment and Development, the Brundtland Commission: 'development which meets the needs of the present without compromising the ability of future generations to meet their own needs'.

TPO- Tree Preservation Order. These are made by the Local Authority to protect trees.

URBAN POTENTIAL STUDY or URBAN CAPACITY STUDY- This is a study produced by a LPA examining the potential capacity of urban areas to accommodate additional housing.

VILLAGES- These are the smaller settlements within the borough and for the purposes of this study, this relates to all settlements in the borough excluding Clitheroe, Longridge, Whalley and Wilpshire.

WINDFALL SITES- This is a site that is not specifically allocated for development in the Districtwide Local Plan or LDF but which becomes available for development or is granted planning permission during the lifetime of a plan.

YEARS 0-5- This is the time period from the time that the SHLAA was undertaken. So for example if the SHLAA was published in 2013, years 0-5 would cover 2013- 2018.

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YEARS 6-10- This is the time period from the time that the SHLAA was undertaken. So for example if the SHLAA was published in 2013, years 6-10 would cover 2019- 2023.

YEARS 11-15- This is the time period from the time that the SHLAA was undertaken. So for example if the SHLAA was published in 2013, years 11-15 would cover 2023- 2026.

Appendix 1

Criteria for site sustainability

These criteria provided information on the general characteristics of each of the SHLAA sites.

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RESIDENTIAL SITES SUSTAINABILITY SCORING CRITERIA

POLICY RESTRICTIONS

1. Is the site within a main development location?
Yes = 5 (Wilpshire, Clitheroe, Longridge, Whalley)
Immediately adjacent to = 3
Within other settlements identified in DWLP = 2
Open countryside = 1
2. Is the site previously developed land?
Yes = 5
No = 1
3. Is the site covered by an essential open space designation (G6)?
Yes = 1
No = 5
4. Would development lead to the loss of employment land or buildings (EMP11)?
Yes = 1
No = 5
5. Can car parking be provided at the minimum level?
Yes = 5
No = 1
6. Is the site within designated Green Belt?
Yes = 1
No = 5

NB in relation to Q5 taken that on sites within main centres they will be of such a size that parking is ok. In villages smaller sites so closer assessment will need to be made of site provision for parking.

PHYSICAL LIMITATIONS

7. Does the site have suitable infrastructure (highways & utilities)?
Yes = 5
No = 1
8. Is the related infrastructure able to cope/capable of being adapted to accommodate further development?
Yes = 5
Partially = 3
No = 1

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9. Is the site within a landfill gas consultation zone?
Yes = 1
Partially/immediately adjacent to = 3
No = 5
10. Is the site constrained by topography?
Level/flat = 5
Gentle slope = 3
Steep slope/drop = 1
11. Is the site at risk of flooding?
Yes (flood zone 3) = 1
Yes (flood zone 2) = 3
No = 5

NB in relation to Q7 & Q8 this is an informal view to be taken by officers prior to detailed discussions with highway engineer at LCC.

In respect of Q7 if a site is Greenfield it will have no infrastructure as no service going into site. If Brownfield, then it will have a history of use and service going into site.

No account was taken of schools in infrastructure provision.

In respect of Q8 Greenfield sites adjacent to a main road or other property where there are existing services will score as being able to be adapted or be partially added.

POTENTIAL IMPACTS

12. Is the development within or would it affect the setting of a Conservation Area?
Yes = 1
No = 5
13. Would the development have an impact on a Listed Building or its setting?
Yes = 1
No = 5
14. Would the development have an impact on a Scheduled Ancient Monument or its setting?
Yes = 1
No = 5
15. Is the site within an archaeological hazard area?
Yes = 1
No = 5

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16. Does the site contain a Tree Preservation Order?
Yes = 1
No = 5
17. Is the site covered by a nature conservation designation?
Yes (designation on site) = 1
Site within 250m buffer of a designation = 3
No = 5
18. Would the development adversely impact on surrounding uses?
Yes = 1
Partially = 3 (e.g. if a public footpath runs through the site)
No = 5
19. Does the site have any bad neighbour land uses e.g. heavy industry, school, major road, railway?
Yes (heavy industry) = 1
Moderate (school, railway, church) = 3
No (mainly residential) = 5
20. Is the site within the consultation zone for high pressure pipelines?
Yes = 1
No = 5
21. Is the site within a Mineral Safeguarding Area?
Yes = 1
No = 5
22. Is the site affected by mining or unstable ground?
Yes (referral area) = 1
Yes (standing advice) = 3
No (off coalfield) = 5
23. Are there any other reasons why the site is unsuitable for residential development?

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APPENDIX 2

2013 SHLAA update sites: Included and excluded sites

The following tables set out which sites were excluded from the SHLAA process in accordance with the methodology or included and taken forward for assessment in the SHLAA.

A total of 110 (non duplicate of 2009 SHLAA sites) sites were submitted. 53 sites were excluded and 57 site were included for assessment in the SHLAA.

INCLUDED SITES (2013 call for sites)		
Site number	Site Address	Settlement
309	Land off Whiteacre Lane	Barrow
310	Clitheroe Road (former Bramley Meade Maternity Hospital)	Barrow
311	Land south of barrow and North of Whalley, Clitheroe Road	Barrow
312	Land adj to A59	Barrow
315	Land forming part of Whittams farm, Neddy Lane	Billington
322	Land opposite War Memorial	Chipping
323	Land at Green Lane (south)	Chipping
324	Land at Low Moor Top Farm, Low Moor	Clitheroe
327	Land adj Templewood, Pendle Road	Clitheroe
328	Land at Baldwin Hill Farm, land off Lacy Street (between Back Commons and Bawdlands)	Clitheroe
329	Land off Chapel Close, Low Moor	Clitheroe
330	Hawthorne Farm, Hawthorne Place	Clitheroe
333	Land to the rear of 10 – 30 Pimlico Village and rear of Pimlico Link Road	Clitheroe
335	Land between Chapel Close and Bay Bank Close, Low Moor	Clitheroe
337	Land at Low Moor Farm	Clitheroe
340	Land off Parker Avenue	Clitheroe
341	Land adj Chatburn Road	Clitheroe
343	Land adj Chapel Close	Clitheroe

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INCLUDED SITES (2013 call for sites)		
Site number	Site Address	Settlement
344	Wadow View, land off Waddington Road/Kirkmoor Road	Clitheroe
345	Land to the south of Henthorn Road	Clitheroe
346	Land to the south of Henthorn Road, abutting the railway line	Clitheroe
348	Land north of Pendle Road	Clitheroe
349	4 acre meadow called Calf Croft (formerly part of Low Moor Farm)	Clitheroe
352	Land between Low Moor and Back Commons Lane	Clitheroe
354	Land adj River Ribble, Low Moor	Clitheroe
356	Land adj to Pighill cottage, Waddington Road	Clitheroe
357	Land at the Beeches	Copster Green
358	Land south and east of Albany Drive	Copster Green
361	Agricultural buildings at Root Farm	Dunsop Bridge
363	Land adj to Forestry Houses	Dunsop Bridge
365	Land south of Mill House	Dunsop Bridge
366	Land off Main Street (3 parts)	Gisburn
367	Land off Main Street	Gisburn
368	Mitton Old Hall Farm buildings	Great Mitton
370	The Croft, Brow Top	Grindleton
381	Land adj Alston Lodge residential care home and south of Dilworth triangle	Longridge
382	Land between Dilworth Lane and Higher Road	Longridge
384	Land south of Longridge, of Preston Road	Longridge
389	Land behind Bay Horse	Osbaldeston
398	Land at Hammond Ground	Read
399	Land adj Preston Road	Ribchester
400	Land adj Manor barn, Rimington Lane	Rimington
404	Land adj Heyhouses, Stubbins Lane	Sabden
410	Land behind Westfield Drive and Hillside Drive	West Bradford

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INCLUDED SITES (2013 call for sites)		
Site number	Site Address	Settlement
413	Land at Bridge Terrace, Mitton Road	Whalley
414	Land at the Crescent, Mitton Road	Whalley
417	Land rear of Victoria Barn	Worston

EXCLUDED SITES (2013 call for sites)			
Site number	Site address	Settlement	Reason for site exclusion
313	Garden centre, Whalley Road	Barrow	In operational employment use and remote from settlement boundary
314	Land at the Spread Eagle Farm, Clitheroe Road	Barrow	Site area less than 0.2 ha
316	Land south of Gisburn Road/Scott Laithe Lane	Bolton by Bowland	Would result in over a 25% increase in settlement size and remote from settlement boundary
317	Land south of Hellifield Road	Bolton by Bowland	Would result in an increase of over 25% in settlement size and remote from settlement boundary
318	Land south of Chatburn Road / north of Heys Brook	Between Chatburn and Downham	Would result in an increase of over 25% in settlement size and remote from settlement boundary
319	Land at Sawley Road	Chatburn	Remote from Settlement boundary
320	School Meadow caravan park and land adj Swinglehurst Lane	Chipping	Caravan park is an operational employment generating use (site submitted as a whole and has to be considered as a whole.) The site

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EXCLUDED SITES (2013 call for sites)			
Site number	Site address	Settlement	Reason for site exclusion
			would also see a significant increase in the size of the settlement.
321	The Cheese Warehouse, Saunders Rake	Chipping	In an operational employment use and remote from settlement boundary
325	Land to the rear of Riverside, Low Moor	Clitheroe	Below the site size threshold of 0.2 ha
326	Haulage Yard, / Workshop off St Paul's Terrace	Clitheroe	In operational employment use AND below 0.2 ha threshold
331	Part of Standen Hey Farm, Whalley Road	Clitheroe	Remote from settlement boundary
332	Lower Standen Farm, Whalley Road	Clitheroe	Remote from settlement boundary
334	Pendleton Brook Day Care Centre, George Street	Clitheroe	Site in current operational employment generating use
336	Adj Whalley Road/behind Springfields	Clitheroe	Remote from settlement boundary
338	Mearley Fold Day Centre, Bright Street	Clitheroe	Site in operational employment generating use
339	Divisional Offices, Pimlico Road	Clitheroe	Site in operational employment generating use
342	Stables, Riverside, Low Moor	Clitheroe	Below the size threshold of 0.2 ha
347	Land at Higher Standen Farm and part Little Moor Farm	Clitheroe	Would result in an increase of over 25% in settlement size
350	Land at Riverside, Low Moor (0.4 ha)	Clitheroe	Below the size threshold of 0.2 ha
351	Land at Riverside, Low Moor (0.5 ha)	Clitheroe	Below the size threshold of 0.2 ha
353	The Old Mill Race to the former Low Moor Mill	Clitheroe	Below the size threshold of 0.2 ha

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EXCLUDED SITES (2013 call for sites)			
Site number	Site address	Settlement	Reason for site exclusion
355	Clitheroe Hospital	Clitheroe	Site has received planning permission for 57 dwellings 3/2012/0785
359	Land bounded by Chatburn Road and the railway	Downham	Would result in an increase of over 25% in settlement size and remote from settlement boundary
360	Land at Twiston Lane	Downham	Would result in an increase of over 25% in settlement size and remote from settlement boundary
362	Land adj to St George's Church	Dunsop Bridge	In operational employment generating use
364	Land north of the car park	Dunsop Bridge	Would result in an increase of over 25% in settlement size
369	Adj Higher House Farm, Clitheroe Road	Great Mitton	Remote from settlement boundary
371	Land at Carr Hall, A666, Whalley Road	Langho	Greenbelt
372	Land at Higher Woodcocks Farm, Whinney Lane	Langho	Greenbelt land and garden land
373	Land adj Snodworth Road and Whalley Old Road, York Village	Langho	Greenbelt and remote from settlement boundary
374	Parcel of land at Braeside, York Lane, York	Langho	In greenbelt and below site size threshold of 0.2 ha and remote from settlement boundary
375	Land adj Wildmans Barn, Longsight Road	Langho	below site size threshold of 0.2 ha and remote from settlement boundary

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EXCLUDED SITES (2013 call for sites)			
Site number	Site address	Settlement	Reason for site exclusion
376	Land near Wildman's Barn, Longsight Road	Langho	below site size threshold of 0.2 ha and remote from settlement boundary
377	Longridge Library, Berry Lane Willows park Lane	Longridge	In operational employment generating use and below site size threshold of 0.2 ha
378	Longridge Over 60's club, Towneley Street	Longridge	In operational employment generating use and below site size threshold of 0.2 ha
379	Longridge Civic Hall, part of car park	Longridge	below site size threshold of 0.2 ha
380	Old Fire Station, (Youth Club), Berry Lane	Longridge	In operational employment generating use and below site size threshold of 0.2 ha
383	Land at Spout Farm, Preston Road	Longridge	Remote from settlement boundary
385	Land north west of junction of Chipping Lane/Inglewhite Road	Longridge	Would result in an increase of over 25% in settlement size
386	Abbot Brow, Mellor Brow, Mellor	Mellor	Would result in an increase of over 25% in settlement size
387	Land adj Mill Cottage, Mellor Brook	Mellor Brook	Greenbelt and below the site size threshold of 0.2 ha
388	Land to the SE of Old Langho Road	Old Langho	Remote from settlement boundary
390	Little Oxendale Farm	Osbaldeston	Remote from settlement boundary
391	Oak Lea, Osbaldeston Lane	Osbaldeston	Garden land and remote from settlement

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EXCLUDED SITES (2013 call for sites)			
Site number	Site address	Settlement	Reason for site exclusion
			boundary and remote from settlement boundary
392	Adj Merryfields, Osbaldeston Lane	Osbaldeston	Garden land and below site size threshold of 0.2 ha and remote from settlement boundary
393	Commons Lane	Osbaldeston	below site size threshold of 0.2 ha and remote from settlement boundary
394	Town Farm	Pendleton	below site size threshold of 0.2 ha
395	Land at Dock Hillock, east View Terrace	Pendleton	below site size threshold of 0.2 ha
396	land at Broad Head Farm, and Brook Farm	Pendleton	Greenbelt and below the site size threshold of 0.2 ha
397	Land at Worthills Farm	Read	Greenbelt
401	Station Road	Rimington	Would result in an increase of over 25% in settlement size
402	Land north of Rimington Lane (between Downham Bridge and Kellridding)	Rimington	Would result in an increase of over 25% in settlement size and remote from settlement boundary
403	Part Dawson Fold Farmland and adj garden Plots	Sabden	Would result in an increase of over 25% in settlement size
405	Land at Sawley Village bounded by A59, Village Road and Abbey Fields	Sabden	Would result in an increase of over 25% in settlement size

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EXCLUDED SITES (2013 call for sites)			
Site number	Site address	Settlement	Reason for site exclusion
406	Land fronting Tunstead Avenue east of Holmrock	Simonstone	Greenbelt and below site size threshold and remote from settlement boundary
407	Land adj Haugh Head, Whins Lane	Simonstone (Read)	Remote from settlement boundary
408	Shireburn Park, Edisford Road	Waddington	Remote from settlement boundary
409	Land at Waddington bound by Waddow Lodge, Horse Shoe Wood and Edisford Road	Waddington	Would result in an increase of over 25% in settlement size and remote from settlement boundary
411	Land south of Waddington Road	West Bradford	Would result in an increase of over 25% in settlement size and remote from settlement boundary
412	Clitheroe Road	Whalley	Would result in an increase of over 25% in settlement size
415	Land off Hollowhead Lane	Wilpshire	Greenbelt
416	Land off Ramsgreave Road	Wilpshire	Greenbelt
418	Land south of Worston Village (Meadows Farm to Angram Green)	Worston	Would result in an increase of over 25% in settlement size

DRAFT REPORT FOR CONSULTATION

**ALL INCLUDED SITES FROM 2009 SHLAA ONWARDS FOLLOWING
ASSESSMENT UPDATE IN 2013.**

SHLAA Ref No	Site location	Settlement
002	Adjacent Low Moor Top Farm, Edisford Road	Clitheroe
003	Rear of Buccleuch Close/Baldwin Hill	Clitheroe
004	Land off Back Commons, South of Chorley House	Clitheroe
005	End of DeLacy Street	Clitheroe
007	End of Hawthorn Place	Clitheroe
008	Mown grassed area opposite, Black Horse, Pimlico Road	Clitheroe
011	Adjacent Kirk Close, Chatburn Road	Clitheroe
012	Adjacent Clitheroe Hospital	Clitheroe
014	South of Shays Drive	Clitheroe
020	South of Claremont Drive	Clitheroe
023	Land off Back Commons Lane	Clitheroe
024	Land north east of Low Moor	Clitheroe
025	Garage (Vauxhall), Edisford Road	Clitheroe
032	B. Dent Ltd, Littlemoor Mill, Whalley Road	Clitheroe
034	Land off Back Commons Lane	Clitheroe
035	Corner of Chipping Lane and Inglewhite Road	Longridge

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037	Adjacent Willows Farm, Willows Park Lane	Longridge
038	Adjacent Dilworth House, Dilworth Lane	Longridge
041	Land at Tan Yard, Higher Road	Longridge
048	North of Hayhurst Road	Whalley
052	Land south of Wiswell Lane	Whalley
053	Land north of Wiswell Lane	Whalley
054	Land at Broad Lane	Whalley
059	Land north of Whalley	Whalley
060	Off Mitton Road	Whalley
061	Land off Kingsmill Avenue, Mitton Road	Whalley
062	Chapel Hill	Longridge
064	Land off St. Pauls Terrace, Low Moor	Clitheroe
066	Land East of Bracken Hey	Clitheroe
067	Rear of Whalley Road, Worthills Farm Yard	Read
068	Hammond Ground, Whalley Road	Read
076	Land off Longsight Road	Langho
083	Land off Whalley Road	Hurst Green
084	Land off The Dene	Hurst Green
087	Land at No. 3 The Dene	Hurst Green
088	Land at Osbaldeston Lane	Osbaldeston
089	Lower Buck Farm	Waddington
090	Land at Clitheroe Road	West Bradford

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091	Land off Pendleton Road	Wiswell
092	Land between Pendleton Road and Cuncliffe Lane	Wiswell
100	Land off Clitheroe Road	Sabden
106	Land at Back Lane	Grindleton
108	Land to rear of Prospect House and Frensham	Grindleton
110	Land off Grindleton Brow	Grindleton
116	Land off Downham Road	Chatburn
117	Land to the rear of 13 Ribble Lane	Chatburn
119	Neddy Lane	Billington
131	Land and buildings, 12 Knowsley Road	Wilpshire
136	Land adjacent Clitheroe Road	Whalley
140	Land at Highfield, Garstang Road	Chipping
142	Adjacent Kiln Close, Chatburn Road	Clitheroe
145	Open grassland opposite 10 Clitheroe Road	Sabden
146	Open grassland opposite Baptist Church, Clitheroe Road	Sabden
148	River bank adj Stubbins Vale Caravan Park, Padiham Road	Sabden
155	Field/ infill on Grindleton Brow, between Beechwood and Skin House	Grindleton
157	Farmers field/ Greenfield opposite Carter Fold Farm, Slaidburn Road	Waddington

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158	Adj The Brook, West Bradford Road	Waddington
159	Greenfield adj to Oatlands, West Bradford Road	Waddington
160	Rear of St Helen's Parish Church, Edisford Road (The Old Tannery)	Waddington
161	Field rear of Methodist Chapel, Chapel Lane	West Bradford
163	Field behind Sunday School, Grindleton Road	West Bradford
164	Field, Grindleton Road, East of St Catherine's Church	West Bradford
165	Field adjacent Three Millstones Public House	West Bradford
167	Three Millstones Pub, Waddington Road	West Bradford
169	Vacant land to east of Vicarage Lane	Wilpshire
170	Land off The Hawthorns	Wilpshire
178	Site between Moorside and Wiswell Brook Farm, Moorside Lane	Wiswell
179	Split garden, Moorside, Moorside Lane	Wiswell
184	Garage Court off Brambles Close	Barrow
194	Land opposite 15 Greenside/ 23 Blackburn Road	Ribchester

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196	Land centre of block- Blackburn Rd/ Greenside/Water St	Ribchester
199	Area to rear of 8-15 Manor Avenue	Ribchester
203	Garage units off Ribblesdale View and Sawley Road	Chatburn
206	Former garage R/O St Mary's Community Centre&Brookfield Court, Longridge Rd	Chipping
211	Vacant land opposite Taora, Bentlea Road	Gisburn
212	Vacant Land opposite Creag Mhor, Bentlea Road	Gisburn
213	Vacant Land opposite Police Station	Gisburn
214	Vacant Land behind White Bull Pub	Gisburn
216	Field adjacent Greystones	Stopper Lane
217	site adjacent to 132 Mellor Brow	Mellor Brook
218	Field rear of 2-32 Branch Road	Mellor Brook
223	Field adj to Methodist church, Mellor Lane	Mellor
224	Field adj to 24 Mellor Lane	Mellor
225	Field adj to 22a Mellor Lane	Mellor
227	Field opposite Bay Horse Garage, Abbott's Brow	Osbaldeston

DRAFT REPORT FOR CONSULTATION

228	Field Adjacent to School House Farm, Osbaldeston Lane	Osbaldeston
234	Garages/sheds adj Holme Lee and Glen View	Copster Green
238	Agricultural land adj Alston Lodge, Lower Lane	Longridge
240	Empty house & barn & land, 53 Chapel Hill	Longridge
244	'Car park', Adjacent Greenside Talbot Bridge Rd	Bashall Eaves
245	Adjacent Old Vicarage Farm, Talbot Bridge Road	Bashall Eaves
246	North of Greenside, Clitheroe Road	Bashall Eaves
247	Site behind Red Pump Inn	Bashall Eaves
248	Between School and Graveyard	Bolton-by-Bowland
249	Rear of Nethergill Farm	Bolton-by-Bowland
251	Rear of Bridge Barn Cottages	Bolton-by-Bowland
252	Adjacent Park View Barn, Gisburn Road	Bolton-by-Bowland
254	Opposite Scarloom House, Barrett Hill	Holden
255	Adj. Summerfield, Barrett Hill	Holden
256	Adjacent Smithy	Holden
261	Rear of Parkers Arms Public House	Newton
262	Front of Parkers Arms Pub	Newton

DRAFT REPORT FOR CONSULTATION

263	Opposite Newton Hall	Newton
264	Rear of Brights Close	Newton
267	Adj. Hawthorn Cottage, Slaidburn Road	Newton
268	Rear of 7 Church Street	Slaidburn
269	Rear of and adj to 19 Church Street	Slaidburn
270	Adjacent Glebe House	Slaidburn
271	Land adjacent telephone exchange, Church St	Slaidburn
272	Land fronting Town End	Slaidburn
273	Land to rear of Knott Gate	Slaidburn
274	Adjacent Knott Hill	Slaidburn
275	Adjacent Fir Tree House	Downham
276	Adjacent Downham School	Downham
277	South of St. Leonard's Church, Main Street	Downham
278	Opposite Downham School, Main Street	Downham
279	Between 4 Lane End Cottages and War Memorial, Trough Road	Dunsop Bridge
282	Between Working Mens Club and Mill House	Dunsop Bridge
289	Green Field, Town Farm	Pendleton
290	Land to west of village hall	Pendleton

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291	Sheds, overgrown area, land SW of 1 East View	Pendleton
294	Greenfield land adj Beech cottage	Worston
300	The Old Brewhouse, Gisburn Road	Bolton-by-Bowland
303	Land at Wilpshire	Wilpshire
306	Land at Barrow	Barrow
307	Fort Street	Read
309	Land off Whiteacre Lane, Barrow	Barrow
310	Land at Clitheroe Road	Barrow
311	Land at Clitheroe Road	Barrow
312	Land adjacent to A59	Barrow
315	Land forming part of Whittam's Farm, Neddy Lane	Billington
322	Land opposite war memorial	Chipping
323	Land at Green Lane (South)	Chipping
324	Land at Low Moor Top Farm, Low Moor	Clitheroe
327	Land adjoining Templewood, Pendle Road	Clitheroe
328	Land at Baldwin Hill Farm, land off Lacy Street	Clitheroe
329	Land off Chapel Close, Low Moor	Clitheroe
330	Hawthorne Farm, Hawthorne Place	Clitheroe
333	Land to the rear of 10-30 Pimlico Village and Pimlico Link Road	Clitheroe

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335	Land between Chapel Close & Bay Bank Close, Low Moor	Clitheroe
337	Land at Low Moor Farm, Clitheroe	Clitheroe
340	Land off Parker Avenue	Clitheroe
341	Land adjacent Chatburn Road	Clitheroe
343	Land adjacent Chapel Close, Low Moor	Clitheroe
344	Waddow View, Land off Waddington Road/ Kirkmoor Road	Clitheroe
345	Land to the South of Henthorn Road	Clitheroe
347	Land at Higher Standen Farm & part Littlemoor Farm	Clitheroe
346	Land to the South of Henthorn Road	Clitheroe
348	Land North of Pendle Road	Clitheroe
349	4 acre Meadow, 'Calf Croft'	Clitheroe
352	Land between Low Moor and Backcommons Lane, Clitheroe	Clitheroe
354	Land adjacent River Ribble, Low Moor	Clitheroe
356	Land adj. To Pighll Cottage, Waddington Road	Clitheroe
357	Land at the Rear of 'The Beeches'	Copster Green
358	Land South and East of Albany Drive	Copster Green

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361	Agricultural Buildings at Root Farm	Dunsop Bridge
363	Land adj. to Forestry Houses	Dunsop Bridge
365	Land South of Mill House	Dunsop Bridge
366	Land at Gisburn (off Main Street)	Gisburn
367	Land at Gisburn (off Main St)	Gisburn
368	Mitton Old Hall Farm Buildings	Great Mitton
370	The Croft, Brow Top	Grindleton
381	Land adj. Alston Lodge Residential Care Home & South of Dilworth Triangle	Longridge
382	Land between Dilworth Lane and Higher Road	Longridge
384	Land South of Longridge (Off Preston Road)	Longridge
385	Land North West of Junction of Chipping Lane/Inglewhite Road	Longridge
389	Land behind Bay Horse Pub	Osbaldeston
398	Parcel of land at Hammond Ground	Read
399	Land adjacent Preston Road (between Salmation Fold & Barn Cottage)	Ribchester
400	Land adj. Maner Barn, Rimington Lane	Rimington
404	Land adjacent Heyhouses, Stubbins Lane	Sabden

DRAFT REPORT FOR CONSULTATION

410	Land behind Westfield Drive & Hillside Drive	West Bradford
413	Land at Bridge Terrace, Mitton Road	Whalley
414	Land at The Crescent	Whalley
417	Land rear of Victoria Barn	Worston
412	Clitheroe Road, Whalley	Whalley

ALL EXCLUDED SITES FROM 2009 SHLAA ONWARDS FOLLOWING ASSESSMENT UPDATE IN 2013.

SHLAA site ref	Site location	Settlement
187	30 Church Street	Ribchester
121	Land off Painter wood	Billington
120	Land at Billington, off Whalley New Road	Billington
118	Meadowville Works, Land between Whalley Road and Whalley Old Road	Billington
115	Land off Chatburn Old Road	Chatburn
114	Former Deerpark service station off Clitheroe Rd	Gisburn
113	Former Duckworth's Coaches Depot, Mill Lane	Gisburn
112	Back Main Street	Gisburn
111	Greendale Mill, off Buck Street	Grindleton
109	Land at Wythenstocks Barn, Back Lane	Grindleton
192	Greenfield adjacent to Anchor Holme, Riverside	Ribchester
191	41 Blackburn Road	Ribchester
190	6 Ribblesdale Road	Ribchester
103	Former Clarendon Haulage Yard, Church Street	Ribchester
188	31 Church Street	Ribchester

DRAFT REPORT FOR CONSULTATION

124	Bank's Cottage, Longridge Road	Thornley
186	29 Church Street	Ribchester
185	21 Church Street	Ribchester
183	Garden area adj to Springfield, Whiteacre Lane	Barrow
182	Split existing garden area, Green Park Court	Barrow
181	22 Old Row	Barrow
180	Land N. of Moorside Lane (South of 6 Leys Close)	Wiswell
177	Split rear garden, rear of the Croft, Back Lane	Wiswell
176	Split rear garden, 23 Pendleton Road	Wiswell
175	Greenfield opposite Brow Barn, Back Lane	Wiswell
174	Land off Mersey Street/end of Severn Street	Longridge
107	Land at Cherry Hall, Main Street	Grindleton
105	Land at Abbott Brow	Mellor
028	Woone Lane/ Primrose Road	Clitheroe
189	45 Church Street	Ribchester
139	Side garden of Newby Croft, Newby Lane	Newby
171	Garden area adj 22 Shropshire Drive	Wilpshire
168	Vacant land at Southern end of Hollowhead Avenue	Wilpshire
166	Tarmac car park, East of Hazel Dene, Grindleton Road	West Bradford
162	Land surrounding Old Hall, Chapel Lane, Clitheroe Road	West Bradford
156	Greenfield adjacent to 13 Waddow Grove	Waddington
154	Adjacent Prospect House, Sawley Road	Grindleton
153	Victoria Mill, Watt Street, Whalley Road	Sabden

DRAFT REPORT FOR CONSULTATION

152	Run down garage lock up opposite 5 Brookside	Sabden
151	Garage unit, rear of 54 Whalley Road	Sabden
150	6 Stubbins Lane	Sabden
149	Land adjacent 11 Stubbins Lane	Sabden
147	Scattered garages and garden sheds, rear of 113-131 Clitheroe Road	Sabden
144	60 Branch Road (and Bosburn Drive)	Mellor Brook
122	Barrow Brook Business Village	Barrow
132	92 Whalley Road	Wilpshire
094	Land adj Mill cottage (off Victoria Terrace)	Mellor Brook
125	Land on Northcote Road	Old Langho
126	Land off Old Langho Road	Old Langho
127	The Bungalow	Dinckley
128	Land at rear of Lynnbrook, Longsight Road	Copster Green
143	Black Bull, Church Street	Ribchester
130	Land at Hill Top Bungalow	Copster Green
141	Standridge, Whalley Road, Billington and Rocklea, Whalley Road	Billington
133	Land off Tudor Close	Langho
134	Land on York Road, York	Langho
135	Higher Woodcocks Farm, Whinney Lane	Langho
137	Prospect Cottage, Lower Lane	Longridge
138	Land at Lawsonsteads Farm, Brookes Lane	Whalley
123	Land to rear of King Charles Public House	Barrow
129	Land at Manor House	Copster Green

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049	East of Woodfield View, Accrington Road	Whalley
063	Stalwart, Primrose Road	Clitheroe
016	Rear of 21 George Street	Clitheroe
015	Land between Littlemoor View and Littlemoor Road	Clitheroe
013	Adjacent 16 Church Brow	Clitheroe
010	Rear Black Horse Public House, Pimlico Road	Clitheroe
009	Adjacent Rockmount, Pimlico Road	Clitheroe
006	Rear of Chester Avenue car park	Clitheroe
001	Land adj The Bungalow, Queen Street, Low Moor	Clitheroe
058	Land off Mitton Road/ Broad Lane	Whalley
057	Manor Road	Whalley
056	7 Accrington Road	Whalley
055	21 King Street	Whalley
104	Altham Pumping Station (Simonstone)	Simonstone Altham
050	Rear of Riddings Lane	Whalley
019	Barns opposite Rockmount, Pimlico Road	Clitheroe
047	Land to rear 53 Chapel Hill	Longridge
046	Land to rear of Ingleby & Lowerfields, Lower Lane	Longridge
045	Land off Lower Lane	Longridge
044	Land to rear 50 Kestor Lane	Longridge
043	Land off Inglewhite Road	Longridge
042	H.T Forrest Ltd, Inglewhite Road	Longridge
040	Land to rear of 46 Higher Road	Longridge

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039	Adjacent Gardeners Cottage, Dilworth Lane	Longridge
036	Former fell view Care Home, Barnacre Road	Longridge
033	Land off Henthorn Road	Clitheroe
031	Barkers Nursery, Whalley Road	Clitheroe
030	Motor Point Auto Centre, Victoria Street	Clitheroe
029	Buildings and surrounding land, Woone Lane	Clitheroe
051	34 The Sands	Whalley
069	Read Motor Bodies Garage, Hambledon View	Read
093	Land off Back Lane	Wiswell
086	Land off Whalley Road	Hurst Green
085	Land adj 5 The Dene	Hurst Green
082	Land off Whalley Road	Hurst Green
081	Land off Whalley Road	Hurst Green
080	Land off Whalley Road	Hurst Green
079	No. 65 The Beeches, Whalley Road	Langho
078	Whalley Road	Langho
077	Petre Wood Garden Products, Longsight Road	Langho
075	Barns and land at Croasdale Farm, Whinney Lane	Langho
074	Land at Whins Lodge, Whalley Old Road	Langho
073	Land off Tennyson Avenue	Read
072	Land to rear of properties on Whalley Road, Opposite Hammond Ground	Read
017	Adjacent Car Park, Mitchell Street	Clitheroe

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097	Land off Whalley Road	Sabden
193	Stone House Barn, Blackburn Road	Ribchester
021	Johnson Matthey, Pimlico Road	Clitheroe
022	Land at Park Hill	Clitheroe
026	Land north of Chapel Close, Low Moor	Clitheroe
027	Primrose Lodge/ rear of 59-97 Woone Lane	Clitheroe
071	Friendship Mill, Whalley Road	Read
096	Land adj. Mill Cottage (off Victoria Terrace)	Mellor Brook
070	Whins, Whins Lane	Read
098	Sabden Service Station, Clitheroe Road	Sabden
099	Land off Pendle Street East	Sabden
101	Cobden Mill, Whalley Road,	Sabden
102	Garden land between Church St and Parsonage Avenue	Ribchester
065	Land adj The Bungalow, Queen Street, Low Moor	Clitheroe
018	Land between railway line and Primrose House, Woone Lane	Clitheroe
095	Land at Thurstons, Off Myrescough Smithy Road	Mellor Brook
325	Land to the rear of Riverside, Low Moor	Clitheroe
359	Land bound by Chatburn Road and the railway	Downham
355	Clitheroe Hospital	Clitheroe
353	The Old Mill Race to the former Low Moor Mill	Clitheroe
351	Land at Riverside, Low Moor	Clitheroe
350	Land at Riverside, Low Moor	Clitheroe
342	Stables, Riverside, Low Moor	Clitheroe

DRAFT REPORT FOR CONSULTATION

339	Divisional Offices, Pimlico Road	Clitheroe
338	Mearly Fold Day Centre, Bright Street	Clitheroe
336	Adjacent to Whalley Road/ behind Springfields	Clitheroe
334	Pendleton Brook Day Care Centre, George Street	Clitheroe
332	Lower Standen Farm, Whalley Road	Clitheroe
298	Adjacent 14 Back Lane	Rimington
326	Haulage Yard/ Workshop off St Paul's Terrace	Clitheroe
364	Land North of the Car Park, Dunsop Bridge	Dunsop Bridge
320	School Meadow Caravan Park and Land adj to Swinglehurst Lane	Chipping
319	Land at Sawley Road	Chatburn
318	Land South of Chatburn Road/ North of Heys Brook	Chatburn
317	Land South of Hellifield Road	Bolton-by-Bowland
316	Land South of Gisburn Road/ Scott Laithe Lane	Bolton-by-Bowland
314	Land at Spread Eagle Farm, Clitheroe Road	Barrow
313	Land at Whalley Road	Barrow
308	Henthorn Road	Clitheroe
305	Land off Whalley Road	Barrow
304	Land at Whalley Road	Barrow
302	Padiham Road	Sabden
301	Riddings Lane	Whalley
172	Rushings End, 44 Old Back Lane	Wiswell
331	Part of Standen Hey Farm, Whalley Road	Clitheroe
416	Land off Ramsgreave Road	Wilpshire
415	Land off Hollowhead Lane	Wilpshire

DRAFT REPORT FOR CONSULTATION

411	Land south of Waddington Road	West Bradford
409	Land bound by Waddow Lodge, Horse Show Wood and Edisford Road	Waddington
408	Shireburn Park, Edisford Road	Waddington
407	Land adj. Haugh Head, Whins Lane	Simonstone Altham
406	Land fronting Tunstead Avenue/ East of Holmrock	Simonstone Altham
405	Land at Sawley Village bound by A59, Village Road and Abbey Fields	
403	Part Dawson Fold Farmland & adjoining Garden Plots, Sabden	Sabden
402	Land North of Rimington Lane (between Downham Bridge & Kellridding)	Rimington
397	Land at Worthills Farm	Read
396	Land at Broad Head Farm and Brook Farm	Wilpshire
360	Land at Twiston Lane, Downham	Downham
376	Lan rear of Wildman's Barn, Longsight Road	Langho
297	Adjacent Post Office	Tosside
369	Adjacent Higher House Farm, Clitheroe Road	Great Mitton
371	Land at Carr Hall, A666 Whalley Road	Langho
372	Land at Higher Woodcocks Farm, Whinney Lane	Langho
373	Land adjoining Snodworth Road and Whalley Old Road, York Village	Langho
387	Land adjacent Mill Cottage	Mellor Brook
375	Land adjacent Williams Barn, Longsight Road	Langho

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386	Mellor Brow, Abbott Brow	Mellor
377	Longridge Library	Longridge
378	Longridge Over 60's club, Townley Street	Longridge
379	Longridge Civic Hall-part of Car Park	Longridge
380	Old Fire Station (youth club), Berry Lane	Longridge
383	Land at Sprout Farm, Preston Road	Longridge
362	Land adj. To St. George's Church	Dunsop Bridge
374	Parcel of land at Braeside, York Lane	Langho
198	Garden area adjacent 7 & 8 Manor Avenue	Ribchester
226	Field opp Cuncliffe Fold Farm, Mire Ash Brow	Mellor
299	Empty House, 5 Windy Street	Chipping
221	Field between 104 and 104b Mellor Brow, between Mellor and Mellor Brook	Mellor Brook
220	Scrubland adj Aintree cottages, Whalley Road	Mellor Brook
215	Gardens/open space, adj Red Cottage	Rimington
210	1-3 Grove Square	Chipping
209	Land adjacent to 14 Church Raike	Chipping
208	Barn adj Talbot Hotel	Chipping
207	Land to rear of 14-20 Garstang Road	Chipping
205	Split curtilage Town End Barn, Longridge Rd	Chipping
204	Derelict house/ Barn adjacent Shaw Barn, Ribble Lane	Chatburn
202	23 Victoria Avenue	Chatburn
173	Plots 16 & 17, Crumpax Meadows, Crumpax Avenue	Longridge

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200	Greenfield adjacent Oak House, Neddy Lane	Billington
229	Whalley Road/ Church Street	Read
197	4 derelict garages, adj Police house, Preston Rd	Ribchester
395	Land at Dock Hillock, East View Terrace	Pendleton
394	Town Farm	Pendleton
393	Commons Lane	Osbaldeston
392	Adjacent Merryfields, Osbaldeston	Osbaldeston
391	Oak Lead, Osbaldeston Lane	Osbaldeston
390	Little Oxendale Farm	Osbaldeston
388	Land to the South East of Old Langho Road	Old Langho
321	The Cheese Warehouse, Saunders Raike	Chipping
266	South of Police House	Newton
265	South of Police House	Newton
195	Land opposite 9 Greenside	Ribchester
418	Land South of Worston Village (Meadows Farm to Angram Green)	Worston
201	Paddock West of Dale View	Billington
258	Holden Clough Nurseries	Holden
296	The Old Mill, Lower Road	Knowle Green
295	Op Manor Croft, Clay Hill Lane-AKA Glen View	Knowle Green
293	Split existing garden, Robinson's Barn	Worston
292	Part garage/unused stone bldng, adj Worston House	Worston
288	Adjacent New Chapel House, Commons Lane	Balderstone

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287	Adjacent Poultry Cottages, Church Lane	Great Mitton
286	Adjacent All Hallows Church, Church Lane	Great Mitton
285	E. of Pasture Grove, off Whalley Rd, Calderstones	Whalley
284	Barn, adj. Myrvel house, Howgill Lane	Howgill
283	Beech House, Former Nursing Home	Hesketh Lane
281	Adjacent Thorneyholme RC School, Trough Road	Dunsop Bridge
280	Between Lane Ends and Village Hall, Trough Rd	Dunsop Bridge
259	Rear of The Manse, Back Lane	Newton
230	Automotive T&S, the Old Smithy, Hambleton View	Read
241	Adjacent Yew Tree House, Newby Lane	Newby
231	Grassed and wooded area, York Lane	Langho
232	Northcote Road (A59), North of Laycocks Farm	Langho
233	Grounds of The Ferns, Northcote Road	Langho
235	Rear of Lindale Road	Longridge
236	Adjacent agricultural land to 110 Preston Road	Longridge
260	Adj The Village Hall	Newton
239	Garden Centre, Clitheroe Road	Barrow
257	Adjacent Broxup Barn	Holden
242	Between the Limes and Fell View, Blackburn Rd	Littletown
243	Adjacent Old School House, Talbot Bridge Road	Bashall Eaves
250	Adjacent to Middle Barn	Bolton-by-Bowland

DRAFT REPORT FOR CONSULTATION

253	Rear of 13 Gisburn Road	Bolton-by-Bowland
237	Informal open space, adjacent 94 Hacking Drive	Longridge
219	Field adjacent and north of 67 Branch Road	Mellor Brook
222	Field/ paddock adj to 1 Hawthorn cottages Myerscough Road	Mellor Brook
401	Station Road	Rimington

DRAFT REPORT FOR CONSULTATION

Appendix 3

Information relating to tests of Suitability

DRAFT REPORT FOR CONSULTATION

Determining predicted size threshold of sites adjacent G2, G3 and G4 villages (workings)

VILLAGE	NO. PROPERTIES	SITE REF	GROSS DWLG CAPACITY	% INCREASE	0-5YRS	6+YRS		
Barrow	313	306	709	227		✓		
		304	9	3	✓			
		123	145	46		✓		
Bolton by Bowland	57	249	36	63		✓		
		300	1	2	✓			
		248	7	12	✓			
		252	21	37		✓		
		130	8	8	✓			
		Copster Green	96	130	8	8	✓	
Chatburn	482	115	84	17	✓			
		116	4	0.8	✓			
Chipping	219	140	20	9	✓			
		205	3	1.36	✓			
Downham	46	275	3	7	✓			
Dunsop Bridge	64	281	22	34		✓		
		279	14	21	✓			
		282	18	28		✓		
		280	5	8	✓			
		Gisburn	209	213	67	32		✓
		212	8	4	✓			
		211	6	3	✓			
		Grindleton	218	106	13	6	✓	
		154	12	6	✓			
		155	28	13	✓			
		110	122	56		✓		
		Holden	22	257	2	9	✓	
		256	2	9	✓			
		258	19	86		✓		
		Hurst Green	126	83	28	22	✓	
		82	31	25		✓		
		80	27	21	✓			
		84	16	13	✓			
Langho	718	76	909	127		✓		
		75	2	0.3	✓			
		135	62	8.6	✓			
		231	18	2.5	✓			
		Mellor	618	223	10	1.6	✓	
		224	3	0.5	✓			
		225	5	0.8	✓			
		226	26	4.2	✓			
		Newton	59	262	9	15.3	✓	
		263	5	8.5	✓			
		259	4	7	✓			

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VILLAGE	NO. PROPERTIES	SITE REF	GROSS DWLG CAPACITY	% INCREASE	0-5YRS	6+YRS
Osbaldeston	35	228	60	171		✓
		227	8	23	✓	
Pendleton	48	N/a				
Ribchester	479	199	6	1.3	✓	
		198	13	2.7	✓	
		102	2	0.4	✓	
Rimington	76	216	17	22	✓	
Sabden	581	302	2	0.3	✓	
		148	6	1.03	✓	
		146	9	1.5	✓	
		145	3	0.5	✓	
Sawley	NO SITES					
Slaidburn	84	274	5	5.9	✓	
		273	25	30		✓
		272	30	36		✓
		268	19	23	✓	
		269	41	49		✓
Tosside	14	N/a				
Waddington	364	89	15	4	✓	
		157	33	9	✓	
West Bradford	240	90	6	2.5	✓	
		162	16	6.6	✓	
		165	10	4.1	✓	
Wiswell	103	92	42	41		✓
		178	9	8.7	✓	
		179	2	1.9	✓	
		91	6	6	✓	
Worston	23	294	3	13	✓	
Mellor Brook	193	96	3	1.6	✓	
		218	26	13.5	✓	
Read & Simonstone	885	68	702	79		✓
		67	31	3.5	✓	

Properties counted using query on GGP Address Point info 20/11/2008

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In the 2013 update, the decision was taken to exclude those sites in the villages that would result in a 25% increase (or more) in settlement size. The sites that were excluded therefore are as follows.

VILLAGE	NO. PROPERTIES	SITE REF	GROSS DWLG CAPACITY	% INCREASE
Bolton-by-Bowland	230	316	585	254
Bolton-by-Bowland	230	317	322	140
Chatburn	491	318	1057	215
Downham	93	359	1320	1419
Downham	93	360	1008	1084
Dunsop Bridge	67	364	66	99
Mellor	1038	386	350	34
Wilpshire	346	396	1225	354
Rimington	217	402	1568	722
Sawley	133	405	333	250
Waddington	528	409	578	250
West Bradford	368	411	578	109
Worston	146	418	1239	848
Sabden	630	403	451	72

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SHLAA Update: Mineral Safeguarding Areas

In the update of the SHLAA, an additional criterion which has been considered in the sustainability assessment of the sites is the location of the site within a Mineral Safeguarded Area (MSA). These are sites shown in the Minerals and Waste Development Framework (M&WDF) as having the potential for the extraction of minerals (usually limestone, gravel and sandstone in the Ribble Valley Area). Relevant policies of the M&WDF apply. At the time of writing this report the M&WDF Site Allocations DPD is moving towards adoption by the Joint Minerals and Waste authority (being Lancashire County Council for the Ribble Valley Area). The presence of MSA may be a constraint which affects the deliverability of the site. This would have to be assessed in detail at such time as sites are considered for allocation or when a planning application is considered. Whilst recognised in the Sustainability scoring for sites, under the current SHLAA methodology, MSA is not a suitability criterion which impacts on the assessment. Nonetheless it is appropriate to give due recognition to the matter at this stage (**IF** potential for mineral extraction was a suitability test the effect would be that these sites fail test and this would put the sites into a later phase of deliverability (except the 11-15 year sites as there is no later phase).

The Sites where LCC have commented that there is potential for extraction of minerals:

	Site ref	Location	Potential capacity	Site area	Phase	notes
1	119	Billington	90.3	2.58 ha	0-5	2.58 is net developable area
2	249	Bolton by Bowland	25.2	0.72	11-15	0.72 is net developable area
3	115	Chatburn	83.65	2.39	n/a	Site excluded – now has pp
4	117	Chatburn	13.65	0.39	6-10	0.39 is net developable area
5	279	Dunsop Bridge	14.35	0.41	0-5	
6	282	Dunsop Bridge	17.5	0.5	6-10	
7	213	Gisburn	66.85	1.91	0-5	
8	110	Grindleton	122.15	3.49	6-10	
9	254	Holden	9.8	0.28	0-5	
10	82	Hurst Green	81.9	2.34	n/a	Site excluded – planning application resolved to approve March awaiting S106
11	38	Longridge	20	0.5	0-5	
12	238	Longridge	62	1.55	0-5	

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13	218	Mellor Brook	26.25	0.75	6-10	
14	262	Newton	8.75	0.25	11-15	
15	88	Osbaldeston	36.4	1.04	6-10	
16	228	Osbaldeston	60.2	1.72	6-10	
17	68	Read	702.1	20.6	6-10	
18	268	Slaidburn	18.9	0.54	6-10	
19	269	Slaidburn	40.6	1.16	6-10	
20	272	Slaidburn	30.45	0.87	11-15	
21	273	Slaidburn	24.5	0.7	11-15	
22	169	Wilpshire	27.2	0.68	0-5	
23	303	Wilpshire	242.4	6.06	6-10	

	Site ref	Location	Potential capacity	Site area	Phase	notes
24	315	Billington	33.25	0.95	6-10	
25	322	Chipping	18.55	0.53	0-5	
26	323	Chipping	59.5	1.7	6-10	
27	346	Clitheroe	144.8	3.62	6-10	
28	363	Dunsop Bridge	15.75	0.45	0-5	
29	366	Gisburn	49.35	1.41	11-15	
30	367	Gisburn	117.95	3.37	6-10	
31	381	Longridge	264	6.6	6-10	
32	382	Longridge	660	16.5	11-15	
33	384	Longridge	416	10.4	0-5	
34	389	Osbaldeston	33.25	0.95	11-15	

TOTALS

phase	No. of sites	Potential capacity (dwellings)	Site area (ha)
0-5	10	740.80	19.29
6-10	15	1899.65	52.49
11-15	7	831.5	21.40
Now have pp	2	165.55	4.73
TOTALS	34	3637.5	97.91

IF potential for mineral extraction was a suitability test the effect would be that these sites fail test and this would put the sites into a later phase of deliverability (except the 11-15 year sites as there is no later phase). Impact on the overall SHLAA results would be:

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phase	Original no. sites	Revised no sites	Draft SHLAA Potential capacity	adjustment	Revised potential capacity	Draft SHLAA Amount of land (ha)	Adjustment	Revised amount of land (ha)
0-5			6294	-704.8	5589.2	160	-19.29	140.71
6-10			6146	+704.8 -1899.65	4951.15	165	+19.29 -52.49	131.8
11-15			2277	+1899.65	4176.65	58.3	+52.49	110.79

10 of the above sites are in the 0-5 phase which indicates that they are deliverable i.e. no barriers to development. This may need to be reconsidered in light of the above. Where a site is in the later phases, there are already identified issues so the matter is not as pressing.

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Appendix 4

Information relating to tests of Availability

Copy of letter from 2008 SHLAA to Planning Agents/submission contacts to determine landowners

DRAFT REPORT FOR CONSULTATION

AGENT NAME
COMPANY NAME
ADDRESS 1
ADDRESS 2
ADDRESS 3
POSTCODE

16-12-2008

Dear PLANNING AGENT,

Re: Strategic Housing Land Availability Assessment land ownership issues

I am writing to you as within the last year you have submitted at least one site to Ribble Valley Borough Council for consideration for potential development at some point in the future. This site(s) has been included within the Strategic Housing Land Availability Assessment (SHLAA) that is now nearing completion. Work undertaken to date has assessed the suitability of all sites put forward for housing development, which has resulted in some sites being excluded from further stages of the study. Therefore if not all the sites you put forward are referred to below this is because they have not been considered as suitable locations for development (reasons for exclusion will be evident in the SHLAA final report to be published in Spring 2009)

The next stage of the study is to assess whether site(s) put forward are 'available' for development i.e. to determine land ownership and highlight if there are any potential land ownership issues concerning the site. I am therefore writing to ask if you could have a look at the enclosed list and get back to me by **Monday 5th January 2009** to highlight any issues. If we have not heard from you by this date then we will assume that there are no land ownership issues concerning the site(s).

For each site we require the following:

- Are there any legal ownership problems?
- Are there multiple ownerships concerned with the site?
- Are there any ransom strips?
- Are there any tenancies or operational requirements of neighbouring land owners that would directly affect the future development of your site?

I hope you will be able to assist with this. If you have any queries on this matter, please don't hesitate to contact me on 01200 414551 or at Diane.Cafferty@ribblevalley.gov.uk.

Please note I will be out of the office from 4pm Wednesday 24th December until Monday 5th January.

Yours sincerely,

Diane Cafferty

Senior Planning Officer.

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Appendix 5

List of Strategic Employers in Ribble Valley.

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List of Strategic Employers in the Ribble Valley: Information taken from Lancashire County Council (LCC) list of top 100 employers.

COMPANY	TELEPHONE NUMBER	ADDRESS
BAE Systems	01772 856249	
Ultraframe (UK) Ltd	01200 443311	Salthill Road, Clitheroe, Lancashire, BB7 1PE
Castle Cement	01200 422401	Ribblesdale Works Castle Cement Limited Clitheroe Lancashire BB7 4QF
Tarmac	01200 422371	Tarmac Central (Bankfield Quarry), Clitheroe, BB7 4NB
ICI-Johnson Matthey	01200 422493	Johnson Matthey PCT Pimlico Industrial Area West Bradford Road Clitheroe Lancashire BB7 4QB UK
3m Neotechnic	01200 422251	Up Brooks, Clitheroe, Lancashire, BB7 1NX
Singletons Dairy	01772 782112	Mill Farm, Preston Road Longridge Preston PR3 3AN
Farmhouse Fare Ltd	01200 453110	Anderson House, Salthill, Lincoln Way, Clitheroe, Lancashire BB7 1QD
Abbey Gisburn Park Hospital	01200 445693	Gisburn BB7 4HX

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COMPANY	TELEPHONE NUMBER	ADDRESS
A J A Smith Transport	01200 422072	Salthill Industrial Estate Lincoln Way Clitheroe Lancs BB7 1QL
Alston Hall	01772 784661	Alston Hall Alston Lane Longridge Preston PR3 3BP
H J Berry & Sons	01995 61226	Kirk Mills, Chipping, Preston, PR3 2RA
Herbert T Forrest	01772 783268	27 Inglewhite Road, Longridge, Preston PR3 3JS
Jones Stroud Insulations	01772 783011	Queens Street Longridge Preston PR3 3BS
Dawsons	01200 425151	Queens Hall, 56, King St, Clitheroe, Lancashire BB7 2EU
Northcote Manor	01254 240555	Northcote Rd, Langho, Blackburn, Lancashire BB6 8BE
Stalwart Commission Carpets Ltd	01200 423721	Primrose Works, Primrose Rd, Clitheroe, Lancashire BB7 1BT
Spiroflow Ltd	01200 422525	Lincoln Way, Clitheroe, Lancashire BB7 1QG

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COMPANY	TELEPHONE NUMBER	ADDRESS
The Gibbon Bridge Hotel	01995 61456	Green Lane, Chipping, Preston, Lancashire PR3 2TQ
Stirk House Hotel	01200 445581	Gisburn Rd, Gisburn, Clitheroe, Lancashire BB7 4LJ
Trutex	01200 421200	Jubilee Mill, Taylor St, Clitheroe, Lancashire BB7 1NL
Travis Perkins	01200 427222	Link 59 Business Park, Pimlico Link Rd, Clitheroe, Lancashire BB7 1QS
Contrast Upholstery	01282 778122	Cobden Mill, Whalley Rd, Sabden, Clitheroe, Lancashire BB7 9DZ
James Thornber Ltd	01200 423601	Holmes Mill, Greenacre St, Clitheroe, Lancashire BB7 1EB
Harrisons Engineering	01254 823911	Judge Walmesley Mill, Longworth Rd, Billington, Clitheroe, Lancashire BB7 9TP
Fred Lawson	01200 441260	(Clitheroe) Limited Pendle Trading Estate Chatburn Clitheroe Lancs BB7 4JY
Thomas Sagar Insurance	01200 427272	Thomas Sagar Insurances Ltd 18 Well Terrace Clitheroe BB7 2AD
Tesco	01200 339400	Duck St, Clitheroe, Lancashire BB7 1LP
E.H Booth & Co. Ltd	01200 427325	Station Rd, Clitheroe, Lancashire BB7 2JT

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COMPANY	TELEPHONE NUMBER	ADDRESS
Sainsbury's	01200 444012	Moor Lane, Clitheroe, Lancashire BB7 1BE
County Sales Co (Great Harwood) Ltd	01200 422200	Pendle Mill, Pendle Rd, Clitheroe, Lancashire BB7 1JQ
Fish-House Ltd	01200 427527	Unit 17, Deanfield Court, Link 59 Business Park, Clitheroe, Lancashire BB7 1QS
Rose County Foods	01200	Castill Laithe Abattoir, Gisburn Road Sawley Clitheroe BB7 4LH
ABC Chemicals	01200 420180	Deanfield Way, Link 59 Business Park, Clitheroe, Lancashire BB7 1QU
Shackletons Garden & Lifestyle Centre	01200 441230	Clitheroe Rd, Chatburn, Clitheroe, Lancashire BB7 4JY
Hodsons Coaches	01200 429220	Link 59 Business Park, Pimlico Link Rd, Clitheroe, Lancashire BB7 1QU
Hardacres toffees	01200 422171	Unit 19, Deanfield Court, Link 59 Business Park, Clitheroe, Lancashire BB7 1QS

DRAFT REPORT FOR CONSULTATION

An update of this table was produced in 2013 (see below): Sites excluded from original SHLAA because they were in operational employment use at time of SHLAA site visit.

Site reference	Location	Settlement	Update Feb 2013
239	Garden Centre, Clitheroe Road	Barrow	Planning permission granted for housing - 4 detached dwellings and 2 bungalows
118	Meadowville Works	Billington	Planning permission granted for housing Jan 2013 (ref: 3/2010/0078)
021	Johnson Matthey, Pimlico Road	Clitheroe	Major employment site in operational use
113	Former Duckworth's Coach depot, Mill Lane	Gisburn	In operational employment use
114	Smallbone Motors Garage	Gisburn	In operational employment use
111	Greendale Mill, off Buck St	Grindleton	In operational employment use
258	Holden Clough Nursery	Holden	In operational employment use
080	Land off Whalley Road	Hurst Green	In operational agricultural use
296	Old mill, Lower Road	Knowle Green	Conversion to 6 residential apartments approved - Application 3/2009/0615
042	HT Forrest, Inglewhite Road	Longridge	In operational employment use
069	Read Motor Bodies garage	Read	In operational employment use
071	Friendship Mill,	Read	In operational employment use
230	Automotive T&S, The Old Smithy	Read	In operational employment use
103	Former Clarendon Haulage Yard	Ribchester	In operational employment use
099	Land off Pendle St East	Sabden	In operational employment use

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Appendix 6

**Call for sites- evidence from original SHLAA (2008) and SHLAA update
(2013)**

DRAFT REPORT FOR CONSULTATION

please ask for: Diane Cafferty
direct line: 01200 414551
e-mail: Diane.Cafferty@ribblevalley.gov.uk
my ref:
your ref:
date: 07/03/2008

Dear Sir or Madam,

Ribble Valley Borough Council Strategic Housing Land Availability Assessment

I am writing to you as over the past two years, you, or your organisation, has expressed an interest in being consulted in the development of new planning policy that may have implications for the area in which you live or how you provide or access services.

As you may be aware, under the Government's revised planning system, Ribble Valley Borough Council must replace the current adopted Districtwide Local Plan with a Local Development Framework (LDF). This is a suite of themed documents that sets out the Council's detailed land use strategy for the future. A key part of the background work to this is Ribble Valley's Housing Market Assessment (HMA). This is made up of a Strategic Housing Market Assessment (SHMA), which looks at issues such as population, the economic drivers of housing and affordability as well as current housing stock, tenure and predictions as to what will be required in the future; and the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA looks at potential future housing sites, which may possibly be identified within the LDF.

In order to identify these areas of land, the Council has been asking for potential sites to be submitted for assessment. This process began in February 2007 during a preliminary consultation on the future of the Ribble Valley. The Council has been accepting sites since this time and we are now incorporating the information into our assessments. To be as comprehensive as possible by way of a further reminder and opportunity to identify sites we are asking that final sites be submitted to the Forward Planning Team by **5pm on Friday 28th March 2008** either through the form that is available on the Ribble Valley website or by email/post/ planning reception. Those that have already submitted site to us are not required to do so again.

However, if you need any further information however, please contact me by email at Diane.Cafferty@ribblevalley.gov.uk or by telephone on 01200 414551.

Yours sincerely,

Diane Cafferty

Senior Planning Officer.

DRAFT REPORT FOR CONSULTATION



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT METHODOLOGY:

CONSULTATION COMMENT SUBMISSION FORM

The Strategic Housing Land Availability Assessment (SHLAA) methodology is currently out for a four-week consultation until 10th October 2008. If you would like to submit any comments to us regarding the SHLAA, please fill in this form and return it to us. Comments made will be considered and where appropriate, fed into the draft SHLAA report, which will also be consulted on.

Completed forms can be returned to planning@ribblevalley.gov.uk or the address given at the end of the form. Please ensure that we receive comments no later than **5pm Friday 10th October 2008**.

CONTACT DETAILS: to be used for all future potential correspondence

Name:	Postcode:
Organisation:*	Daytime Tel No.
Address	Fax No:
	Email Address:
	Signature:
<i>* If applicable</i>	Date:

COMMENTS:

Please use this space for any comments that you would like to submit in relation to the SHLAA methodology report.

DRAFT REPORT FOR CONSULTATION



Please return all completed forms to the following email address:
planning@ribblevalley.gov.uk.

Or by post to:

SHLAA Methodology Consultation

Forward Planning

Development Services

Ribble Valley Borough Council

Council Offices

Church Walk

Clitheroe

BB7 2RA.

If you have any queries regarding this form, please call 01200 425111 and ask for Forward Planning.



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: CORE STRATEGY TEAM
direct line: 425111
e-mail: regeneration@ribblevalley.gov.uk
my ref: SHLAA UPDATE 2013
your ref:
date: 30th JANUARY 2013

Dear Sir/Madam,

Update of Strategic Housing Land Availability Assessment (SHLAA) – “Call for Sites” February 2013

As part of the update of its Strategic Housing Land Availability Assessment published in 2009 (available at www.ribblevalley.gov.uk/shlaa), the Council is providing the opportunity for additional sites to be put forward for consideration. The Strategic Housing Land Availability Assessment provides part of the evidence base for the Core Strategy and is key in assessing the potential for the Council to deliver sufficient housing land over the plan period.

If you have a site/s that you wish to be considered as part of the process and which were not considered in the 2009 SHLAA, please submit the details by completing the enclosed form. Please complete a separate form for each site and submit it/them along with a site location plan(s) and any further supporting information by **Friday 1st March 2013** to:

SHLAA Update
Regeneration and Housing
Ribble Valley BC
Council Offices
Church Walk
Clitheroe
BB7 2RA

Further copies of the form are available on our website (go to www.ribblevalley.gov.uk/shlaa). Please provide as much detail as possible to enable the Council to assess the site(s). Gaps in information could lead to a delay in assessing the site or its subsequent inclusion in the SHLAA update.

It is not necessary to re-submit sites which were considered as part of the original SHLAA in 2009. However if you consider that there is any change in circumstance which would alter the Council's assessment of a site previously considered (such as new information about viability, constraints, changes in owners intentions etc.) please let the Council know.

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The suggestion of a site or its consideration as part of the SHLAA process does not imply on the Council's part that it will agree that a site has potential for housing; or that planning permission would be forthcoming for housing; or that it will be allocated for development in any subsequent Development Plan Documents.

Please note that information submitted will be held by the Council in accord with the Data Protection Act 1998 and may be made available for public viewing. Addresses and other personal contact details will not be made public.

If you have any further queries please contact the Core Strategy Team on 01200 425111.

I look forward to your input to the process.

Yours faithfully,

**JOANNE MACHOLC
PROJECT OFFICER
REGENERATION AND PLANNING**



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: CORE STRATEGY TEAM
direct line: 425111
e-mail: regeneration@ribblevalley.gov.uk
my ref: SHLAA UPDATE 2013
your ref:
date: 4th FEBRUARY 2013

Dear Sir/Madam,

Update of Strategic Housing Land Availability Assessment (SHLAA) – “Call for Sites” February 2013

As part of the update of its Strategic Housing Land Availability Assessment published in 2009 (available at www.ribblevalley.gov.uk/shlaa), the Council is providing the opportunity for additional sites to be put forward for consideration. The Strategic Housing Land Availability Assessment provides part of the evidence base for the Core Strategy and is key in assessing the potential for the Council to deliver sufficient housing land over the plan period.

After the publication of the SHLAA in 2009, I am aware that you put forward a further site(s) for consideration. To date these sites have not been assessed as part of any SHLAA update. Given the passage of time since you first suggested the site, I should be grateful if you would confirm whether you would still like the Council to consider the site as part of the current SHLAA update. If so, and to facilitate the Council's consideration of the site, please submit the current details by completing the enclosed form. Please complete a separate form for each site and submit it/them along with a site location plan(s) and any further supporting information by **Friday 1st March 2013** to:

SHLAA Update
Regeneration and Housing
Ribble Valley BC
Council Offices
Church Walk
Clitheroe
BB7 2RA

Further copies of the form are available on our website (go to www.ribblevalley.gov.uk/shlaa). Please provide as much detail as possible to enable the Council to assess the site(s). Gaps in information could lead to a delay in assessing the site or its subsequent inclusion in the SHLAA update.

DRAFT REPORT FOR CONSULTATION

The suggestion of a site or its consideration as part of the SHLAA process does not imply on the Council's part that it will agree that a site has potential for housing; or that planning permission would be forthcoming for housing; or that it will be allocated for development in any subsequent Development Plan Documents.

Please note that information submitted will be held by the Council in accord with the Data Protection Act 1998 and may be made available for public viewing. Addresses and other personal contact details will not be made public.

If you no longer wish for the site to be considered, please let the Council know.

If you have any further queries please contact the Core Strategy Team on 01200 425111.

I look forward to your input to the process.

Yours faithfully,

**JOANNE MACHOLC
PROJECT OFFICER
REGENERATION AND PLANNING**

DRAFT REPORT FOR CONSULTATION

**RIBBLE VALLEY STRATEGIC HOUSING LAND AVAILABILITY
ASSESSMENT UPDATE**

FEBRUARY 2013

SUGGESTED SITE FOR CONSIDERATION IN SHLAA UPDATE

In order for us to assess your suggested site please complete this form and provide a location plan which enables the site and its boundaries to be identified clearly. Gaps in providing information could cause delay in assessing your site and its possible inclusion in the SHLAA update. If you wish to provide any supplementary information in support of your responses, please append it to this questionnaire. Please do not submit sites which:

- were included in the adopted SHLAA 2009 (unless the circumstances have changed and you can use this form to tell us how); or
- which already have planning permission or are under construction.

Please use a separate form for each site.

Information provided on this questionnaire will be made public as it will form part of the evidence base to the Local Development Framework. We will not publish personal address and contact information and will hold your information in accord with the requirements of the Data Protection Act. All information provided will be available to the inspector appointed by the Secretary of State to hold the Examination in Public.

The suggestion of a site does not imply on the Council's part that it will agree that a site has potential for housing; or that planning permission would be forthcoming for housing; or that it will be allocated for development in any subsequent Development Plan Documents.

Please return this completed form along with a site plan and any further supporting information no later than 5pm **FRIDAY 22nd MARCH 2013** to:

SHLAA Update
Regeneration and Housing
Ribble Valley BC
Council Offices
Church Walk
Clitheroe
BB7 2RA

DRAFT REPORT FOR CONSULTATION

GENERAL INFORMATION	
Site suggested by: (main contact if further details required)	Name: Address: Tel: Email:
What is your interest in the land?	
Details of site owner: (if different from above)	Name: Address:
Is the owner aware the site has been suggested in the SHLAA Update?	Yes/no
Location of site:	<i>Please write an address and attach a location plan with a clear site boundary which will enable the site to be readily identified:</i>
Site area (in hectares)	
Current use of site	
Is the site greenfield or previously developed?	
Has planning permission ever been sought for development of the site?	(if yes, please provide details)
AVAILABILITY MATTERS	

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Is the site in single or multiple ownership?	Single/multiple
If multiple, how many owners?	
Have all the owners expressed an intention sell the land for housing?	
Is the land controlled by a developer who intends to develop the land?	
Are there any ransom strips, tenancies or operational requirements of landowners which would restrict development?	If yes, please provide details
ACHIEVABILITY MATTERS	
Has the economic viability of the site been assessed? If so, what was the outcome?	Please provide any supporting information
Please explain why you consider the site to be economically viable (or not).	
Are there any abnormal costs/significant constraints that need to be overcome in developing this site?	Please provide details:
How many developers would be involved in developing the site?	
What would be a realistic timescale for developing the site	Start date: End date:
If this is a large site what would be a realistic projected build rate for the site? (estimated no. of dwellings per year)	

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SUITABILITY MATTERS	
What is your estimate of the potential capacity of the site? (no. of dwellings)	
Is the site's potential capacity 25% or more than the overall number of properties of the settlement/village to which it relates?	
Are there any physical constraints which would restrict development of the site?	
Has any work been undertaken to assess how these constraints might be overcome?	
Is there direct access to the site from the adjoining road network?	
Are there any major issues regarding access to the site?	
Are there any trees on site protected by Tree Preservation Orders?	
Are there significant contamination issues/hazardous risks/pollution on the sites?	
Is the site within an area at risk from flooding (flood Zone 2 or 3 as defined by the Environment Agency)?	
Is the site covered by an essential open space designation?	
Please explain why you think the site is a suitable location for development.	

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Declaration

I understand that information provided on this form in response to this call for sites for sites, with the exception of name and address, could be made publicly available by Ribble Valley Borough Council in relation to the update of the SHLAA and evidence base for the LDF. Information will be made available to the Inspector for the purposes of the Examination in Public should he require it.

The information I have provided is accurate and true to the best of my knowledge.

Name (print)	
Signature	
Organisation	
Date	

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Appendix 7- SHLAA Methodology Committee Report

(Report taken to September 2008 Planning and Development Committee for approval. This report was also made available on the Ribble Valley Borough Council website as well as the actual methodology report)

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 11 SEPTEMBER 2008
 title: LOCAL DEVELOPMENT FRAMEWORK EVIDENCE BASE-
 STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT
 METHODOLOGY
 submitted by: STEWART BAILEY – DIRECTOR OF DEVELOPMENT
 SERVICES
 principal author: DIANE CAFFERTY – SENIOR FORWARD PLANNING
 OFFICER

1 PURPOSE

1.1 To confirm the Strategic Housing Land Availability Assessment (SHLAA) methodology.

1.2 Relevance to the Council's ambitions and priorities:

- Council Ambitions – The Strategic Housing Land Availability Assessment is a key element of the baseline information for the Local Development Framework. It will help in the delivery of affordable housing and protecting and enhancing 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 SHLAA 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 SHLAA 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. Therefore, the department of Communities and Local Government (CLG) sets out guidance for a range of baseline documents that should be produced to ensure that the LDF is sound. One of these documents is the Strategic Housing Land Availability Assessment (SHLAA). The

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most recent guidance, published in July 2007 dictates the structure and content of the SHLAA and states that if the methodology set out in this guidance is followed then the document will be deemed sound and not required to undergo an independent examination. As a result, a methodology has been prepared for undertaking the SHLAA that will follow the CLG guidance closely to ensure that an examination at this stage is not required.

- 2.2 The SHLAA will consider a large volume of data on individual potential housing sites and areas of search that will inform future Local Development Documents (LDDs) of the LDF such as the Core Strategy and feed into the Housing and Economic Development DPD. Work is on-going on the SHLAA, however the methodology for undertaking and completing the SHLAA has been prepared. A copy of this is enclosed for Members of the committee.
- 2.3 The SHLAA will look to identify areas of land that have the potential for housing development but will not allocate these sites for future development, nor will it guarantee the approval of any future planning applications for residential development on these sites. The SHLAA is merely an exercise to highlight the amount of potential residential land in the borough and to assess the likelihood of these areas ever coming forward for development.
- 2.4 Once the methodology has been agreed, the CLG guidance requires that the SHLAA be consulted upon with key stakeholders and other interested parties. A consultation will therefore take place that will involve the publication of potential housing sites that have passed through the initial site filtering stage (as outlined in the methodology). This stage of consultation must take place before any further work on the SHLAA can be undertaken and will be the subject of a further report to committee. Following this consultation, further work will take place on the SHLAA before a final list of potential housing sites is produced.

3 RISK ASSESSMENT

- 3.1 The approval of this report may have the following implications:
 - Resources – No immediate implications as a result of this report, however the later stages of the SHLAA may require some work to be undertaken externally.
 - Technical, Environmental and Legal – The SHLAA is a statutory requirement of the LDF baseline. It will inform future policy development.
 - Political – No direct political implications.
 - Reputation – The Council's desire on how to proceed may affect its reputation, as it would not meet the requirements of legislation.

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4 RECOMMENDED THAT COMMITTEE

- 4.1 Endorse the SHLAA methodology and agree its publication.

DIRECTOR OF DEVELOPMENT SERVICES

BACKGROUND PAPERS

- 1 Strategic Housing Land Availability Assessment: practice Guidance–
CLG July 2007
- 2
- 2 Planning Policy Statement 3: (PPS3) – CLG November 2007.

For further information please ask for Diane Cafferty, extension 4551.

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Ribble Valley Borough Council
Forward Planning, Development Department
Council Offices, Church Walk, Clitheroe, BB7 2RA
Tel: 01200 425111 Fax: 01200 414487
Email: Planning@ribblevalley.gov.uk

10. Conclusions and Recommendations

- 10.1 Paragraph 182 of the NPPF sets out the matters for the Inspector to consider when testing the soundness of a Development Plan. It says that the plan should be 'Effective – the plan should be deliverable over its period'. Paragraph 173 of the NPPF requires that *'the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.'*
- 10.2 This document sets out how an assessment has been made in this regard. This has been done in line with the Harman Guidance. The methodology used was agreed with the development industry to meet the requirements of the paragraph 173 of the NPPF that says *'that in order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle'.*
- 10.3 In this study we have worked from *'appropriate available evidence'* as required by the NPPF.
- 10.4 Through the appraisals we have shown that only 1% of the sites in the SHLAA would be rendered unviable by the policies in the Core Strategy. We have also shown that development does have scope to contribute towards the infrastructure that is required and is thus able to *facilitate development throughout the economic cycle.*
- 10.5 The testing carried out has been to the current requirements and to CFSH Level 4. The viability of development is sensitive to increase in costs. Should higher standards be introduced it will be necessary to review the policy requirements of the Plan.
- 10.6 We confirm, that based on the finding of this Core Strategy Viability Study that Core Strategy is not subject to such a scale of obligations and policy burdens that its ability to be effective is threatened, furthermore the cumulative impact of the policies in the Core Strategy will not put implementation of the plan at serious risk, and will facilitate development.

PROPOSED CHANGES TO SUBMITTED CORE STRATEGY

Ref	Strategy Reference	Proposed Change	Reason														
01	Paragraph 4.11	<p>The impact of this strategy in relation to the strategic pattern of distribution is detailed in Appendix 2 to the Core Strategy. In summary this development strategy means that the following distribution of housing results in:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: left;">Location</th> <th style="text-align: right;">Residual number of houses required for each settlement ¹⁷</th> </tr> </thead> <tbody> <tr> <td>Clitheroe</td> <td style="text-align: right;">230</td> </tr> <tr> <td>Longridge</td> <td style="text-align: right;">550</td> </tr> <tr> <td>Whalley</td> <td style="text-align: right;">215</td> </tr> <tr> <td>Other settlements</td> <td style="text-align: right;">732</td> </tr> <tr> <td>Standen</td> <td style="text-align: right;">1040</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">2767</td> </tr> </tbody> </table> <p>Footnote 17 at bottom of page 42 should now say: “As at 31st March 2013- all applications that have been approved since will reduce this number”.</p>	Location	Residual number of houses required for each settlement ¹⁷	Clitheroe	230	Longridge	550	Whalley	215	Other settlements	732	Standen	1040	Total	2767	<ul style="list-style-type: none"> To reflect the most up to date information.
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Whalley	215																
Other settlements	732																
Standen	1040																
Total	2767																
02	Chapter 6: Housing	<p>KEY STATEMENT H1: HOUSING PROVISION</p> <p>Land for residential development will be made available to deliver 4,000 5,000 dwellings, estimated at an average annual completion rate target target of at least 200 250 dwellings per year over the period 2008 to 2028 in accordance with baseline information.</p> <p>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 endeavor to ensure housing land is identified for the full 15 year period and beyond.</p>	<ul style="list-style-type: none"> To reflect the most up to date information. 														

		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. The overall housing requirement will be subject to a formal review within five years from the date of adoption of the Core Strategy to ensure it remains the appropriate strategic figure with which to plan.	
03	Paragraph 6.4	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.	<ul style="list-style-type: none"> The revised figures are established upon the most recent Census and other information and provides more certainty in relation to the assessment of need.
04	Appendix 2	This Appendix provides information regarding the assessment of how residential development is to be distributed. The housing information uses the most recently published housing land availability information as at the 4th July 2012 31st March 2013 in order to ensure that a clear base date is applied. It is important to note that any planning approvals since that date would need to be taken account of and consequently the residual number of houses shown in the table will be less. The Council publishes its housing land study quarterly.	<ul style="list-style-type: none"> To reflect the most up to date information.
05	Appendix 2 Paragraph 15.1	<p>Number of Houses to provide 2008 - 2028 = 4000 5000</p> <p>The strategy model provides for a minimum of 1120 1440 of these units across other settlements.</p> <p>4000 - 1120 = 2880 5000-1440 = 3560 houses to be provided by the 3 main settlement areas of Clitheroe, Longridge and Whalley.</p>	<ul style="list-style-type: none"> To reflect the most up to date information.

Revised footnote 20 to clarify as follows: **This is calculated as the average across the other settlements equating to 45 dwellings per settlement. Actual provision will be a matter for the allocations process.**

06 Appendix 2 Paragraph 15.2

Residual number of houses required for each main settlement based on main settlement population

Settlement	Number of houses to be provided ²¹	Number of houses already completed/permission given ²⁵ for each 'settlement'/ area (based on the Parish)	Unadjusted residual (less number already completed/ permission given)	Longridge adjustment ²²	Proposed Strategic Site - 1040 ²³	Residual number of houses required for each settlement ²⁴ (figure of 230 is result of Standen site subtracted from Clitheroe)
Clitheroe	2065	795	1270	0		230
Longridge	1032	282	750	550		550
Whalley	463	248	215	0		215
Other Settlements	1440	908	532	732		732
Standen				0	1040	1040
Total	5000	2233	2770			2767

²¹ % used for devising residual number of houses is calculated from settlement population as a % of total main settlement population (see table below for data)- Clitheroe 58%, Longridge 29%, Whalley 13%

²⁵ ¹ (Does not include sites which are awaiting completion of section 106 agreements at 31.03.2013)

²² This allowance reflects anticipated development in Preston Borough at Longridge- 550 taken from Longridge and reapportioned to the 'Other Settlements'

²³ Proposed Strategic Site- 1040 dwellings proposed at Standen

²⁴ As at 31st March 2013- applications have been approved since Core Strategy Reg 22 Composite Submitted Version 280912

07	Appendix 2	<table border="1" data-bbox="568 316 1646 507"> <tr> <td data-bbox="568 316 987 411">Number of houses in supply as at 1st October 2011 plus proposed strategic site</td> <td data-bbox="987 316 1646 411">2033 (993 + 1040) 3273(2233+1040)</td> </tr> <tr> <td data-bbox="568 411 987 443">Residual number of houses</td> <td data-bbox="987 411 1646 443">1484 1727</td> </tr> <tr> <td data-bbox="568 443 987 507">Number of Houses to provide 2008 - 2028</td> <td data-bbox="987 443 1646 507">4000 5000</td> </tr> </table> <p data-bbox="568 544 1211 576">Update Proposed Housing Distribution pie charts.</p>	Number of houses in supply as at 1st October 2011 plus proposed strategic site	2033 (993 + 1040) 3273(2233+1040)	Residual number of houses	1484 1727	Number of Houses to provide 2008 - 2028	4000 5000	<ul style="list-style-type: none"> <li data-bbox="1720 245 2018 341">• To reflect the most up to date information.
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