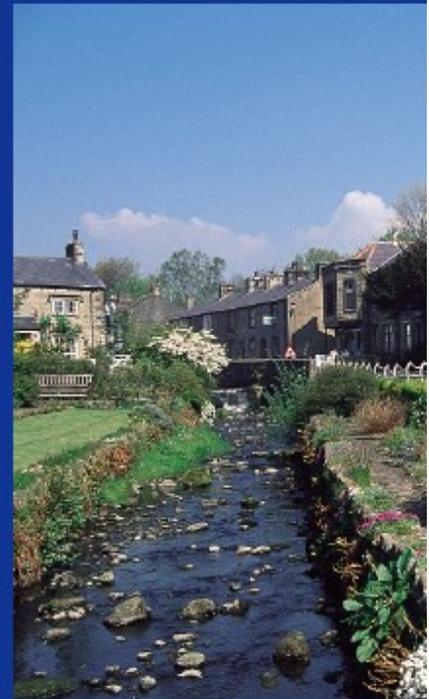
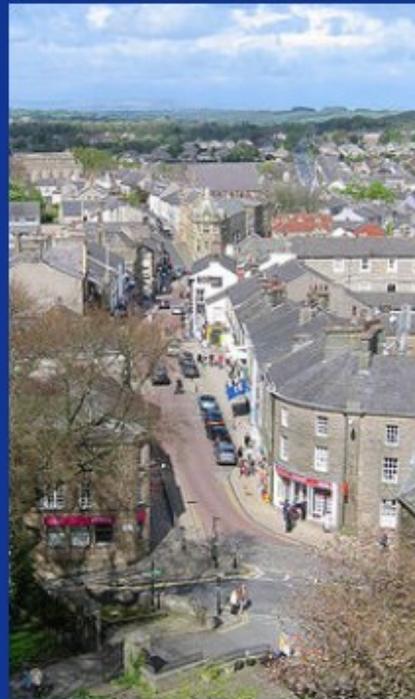




## **A Local Plan for Ribble Valley 2008-2028**

### **Adoption version of the Housing and Economic Development – Development Plan Document**

**Adopted 15<sup>th</sup> October 2019**



## FOREWORD

Welcome to Ribble Valley's Housing and Economic Development Plan Document (the HED DPD). This plan builds on the foundations of the Core Strategy which was adopted in December 2014 and will complete the Local Development Framework for the borough.

The plan was Adopted at Full Council on 15<sup>th</sup> October 2019

The plan has been adopted following its submission to the Secretary of State and it has been subjected to independent examination (as required by Government.) The Inspector considered the plan and concluded that the approach taken by the Council for meeting the future needs of the borough to be sound.

The plan sets out the key housing and economic issues including housing and economic land allocations, town centre policies and settlement boundaries. Alongside the Core Strategy the plan completes the Development plan and will guide development in the borough until 2028. This plan is the culmination of several stages of preparation at which the Council has sought views of key stakeholders, partners and the local community to enable them to have a say in shaping the plan.

There have been some modifications during the process and I know that it has not been an easy task to balance all the differing interests and demands of interested parties. I would like to thank all those involved in the production of the plan and I look forward to working with our partners, stakeholders, businesses and residents to guide development in order to meet future needs in full and protect what is best about the Ribble Valley.



Councillor Alison Brown

Chair of Planning and  
Development Committee

October 2019

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## SECTION ONE: INTRODUCTION, BACKGROUND AND CONTEXT

The statutory plan making process places a duty on all Local Planning Authorities (LPAs), including Ribble Valley Borough Council, to prepare and put in place a Local Development Framework (LDF). This will provide the basis for guiding investment decisions, determining planning applications and managing how the local area will change over future years. The content and timing of the production of the various elements of the LDF is mapped out in the Council's Local Development Scheme (LDS<sup>1</sup>).

The Core Strategy<sup>2</sup>, which was adopted in December 2014, is the central document of the LDF and establishes the vision, underlying objectives and key principles that will guide the development of the area over the period 2008 to 2028. It sets the strategic level of planning policy for Ribble Valley by identifying:

- an overall spatial development strategy;
- broad locations for development;
- a strategic development site (at Standen, Clitheroe);
- the amounts of housing and employment land to be provided for in the plan period; and
- key policies for environmental, housing, and economic matters.

Very importantly, the Core Strategy includes a suite of Development Management policies which are used to guide decisions on individual planning applications.

The LDS includes the production of a Housing and Economic Development Plan Document (HED DPD), the role and purpose of which is to provide more detailed policy coverage on key issues related to the economy and housing where necessary. It includes relevant allocations, including housing and employment land and policies for the town centres of Clitheroe, Longridge and Whalley, as well as existing open spaces and settlement boundaries, which are necessary for the implementation of the Core Strategy.

This document represents the adoption version of the HED DPD. This follows on from the regulation 18 stage document that underwent public consultation for six-weeks between August and October 2016 and the regulation 19 stage document that underwent public consultation between April and June 2017, as well as the Examination in Public (EiP) and receipt of the Inspectors Report.

The overall strategic context for the borough has been previously set out Key Statement DS1 of the adopted Core Strategy. To put this DPD into the overall strategic context, the Development Strategy (as contained in the Core Strategy) is as follows:

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<sup>1</sup> Available on the RVBC website

[https://www.ribblevalley.gov.uk/info/200400/local\\_development\\_framework/1460/local\\_development\\_scheme\\_lds](https://www.ribblevalley.gov.uk/info/200400/local_development_framework/1460/local_development_scheme_lds)).

<sup>2</sup> Available on the RVBC website

[https://www.ribblevalley.gov.uk/downloads/file/10010/adopted\\_core\\_strategy](https://www.ribblevalley.gov.uk/downloads/file/10010/adopted_core_strategy)

## 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 Samesbury Enterprise Zone.

New retail and leisure development will be directed toward the centres of:

- Clitheroe;
- Longridge; and
- Whalley.

In addition to the strategic site at Standen and the borough's principal settlements, development will be focused towards the Tier 1 Villages, which are the more sustainable of the 32 defined settlements:

- Barrow;
- Billington;
- Chatburn;
- Gisburn;
- Langho;
- Mellor;
- Mellor Brook;
- Read & Simonstone;
- Wilpshire

In the 23 remaining Tier 2 Village settlements, which are the less sustainable of the 32 defined settlements, development will need to meet proven local needs or deliver regeneration benefits. The Tier 2 Village settlements are:

- Bolton by Bowland;
- Bockhall;
- Calderstones;
- Chipping;
- Copster Green;
- Downham;
- Dunsop Bridge;
- Grindleton;
- Holden;
- Hurst Green;
- Newton;
- Osbaldeston;
- Pendleton;
- Ribchester;
- Rimington;
- Sabden;
- Sawley;
- Slaidburn;
- Tosside;
- Waddington;
- West Bradford;
- Wiswell;
- Worston;

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.

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 strategy. 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.

## SECTION TWO: HOUSING ALLOCATIONS

### Housing Allocations

The allocations set out in this document have been selected based upon the outcomes of the consultation undertaken at Issues and Options stage (Regulation 18) between August and October 2016 and the preferred options stage (Regulation 19) between April and June 2017 as well as the additional allocations work submitted as main modifications during the EiP, and the testing work undertaken as part of the Sustainability Appraisal (SA).

### Housing Allocation Policy (Policy HAL)

This policy provides further detail relating to Key Statement H1 of the adopted Core Strategy

Land will be allocated for residential development to meet housing requirements in the plan period (2008-2028) as follows and as shown on the Proposals Map:

HAL1 Land off Mellor Lane (adjacent to Weavers Fold), Mellor (0.29ha)

HAL2 Land at Wilpshire (5.28ha)

HAL3 Land at Chatburn Road, Clitheroe (0.7ha)

HAL4 Land off Hawthorne Place, Clitheroe (1.7ha)

HAL5 Land at Highmoor Farm, Clitheroe (5ha)

HAL6 Land South of Laycocks Farm, Langho (0.4ha)

HAL7 Land at Haugh Head, Whins Lane, Read & Simonstone (0.7ha)

### Justification

Key Statement H1 of the Core Strategy sets out a requirement for 5600 dwellings in the plan period 2008 to 2028 which equates to an annual target of 280. The Development Strategy set out at Key Statement DS1 of the Core Strategy directs the majority of the new housing development to the strategic site south of Clitheroe (known as Standen) and the principal settlements of Clitheroe, Longridge and Whalley. In addition it directs a limited amount of new housing to the Tier 1 villages which are considered to be the more sustainable of the 32 defined settlements outside the principal settlements. In addition to DS1, Table 4.12 of the Core Strategy sets out clearly the spatial direction of new housing and the general quantum of growth in the principal and Tier 1 settlements.

This DPD does not seek to reconsider the housing requirement or its spatial distribution but rather to make allocations to meet any outstanding requirements based on the provisions of the Core Strategy.

The Council undertakes regular monitoring of housing land provision in terms of overall provision and its spatial distribution. Taking account of completions in the plan period to

date, extant permissions (started and not started) the evidence base<sup>3</sup> showed that there were only small residual requirements in the principal settlement of Longridge and the Tier 1 settlements of Mellor and Wilpshire. Up to date housing monitoring at 31st March 2017<sup>4</sup> showed that the residual requirement in Longridge was 21 dwellings, Mellor 17 dwellings and in Wilpshire 32 dwellings.

In the case of Longridge, the Council has resolved to grant permission, subject to the completion of a Section 106 Agreement for further dwellings in Longridge which would more than address any outstanding residual requirement in the plan period, including a scheme for 275 dwellings on land to the West of Preston Road. In addition, monitoring information shows that windfall developments, redevelopment sites within this principal settlement and conversions continue to come forward. In the case of Mellor and Wilpshire, which are much smaller settlements, constrained at least in part by Green Belt, there are fewer opportunities for windfall development and specific sites which have been selected through the previous stages of plan making, are allocated specifically to meet the housing requirements in these settlements in the plan period. HAL1 and HAL2 were allocated to address housing requirements in Mellor and Wilpshire.

However, the HED DPD was submitted for Examination in Public (EIP) by the Planning Inspectorate in August 2017. Within it were housing land allocations in Wilpshire and Mellor, the only settlements at that time requiring allocations to meet planned requirements. This was due to the Core Strategy's overall Borough-wide requirement for housing at the time, and specific distribution to individual settlements as set out in Core Strategy Key Statement DS1 had already been addressed through extensive commitments.

In preparing for the Examination in Public and to respond to issues arising regarding land supply the Council undertook consultation on additional sites to be proposed as main modification in July 2018.

The Council has subsequently revised its Housing Land Supply Evidence (September 2018) and holds the view that it can demonstrate a 5 year supply of housing as required by Government guidance. The Reg 19 consultation was predicated upon the need to ensure sufficient land was identified to meet 5 year supply, however the Council is concerned to ensure that there is sufficient flexibility in the plan to ensure a stable and robust supply position is capable of being delivered by the plan. This is achieved by flexible policies in the Core Strategy that enable development to be brought forward in a sustainable manner and by way of a reserve of allocated sites. Consequently the Council proposed the allocation of a number of additional sites to allow flexibility (see allocations HAL3, HAL4, HAL5, HAL6 and HAL7 as set out below).

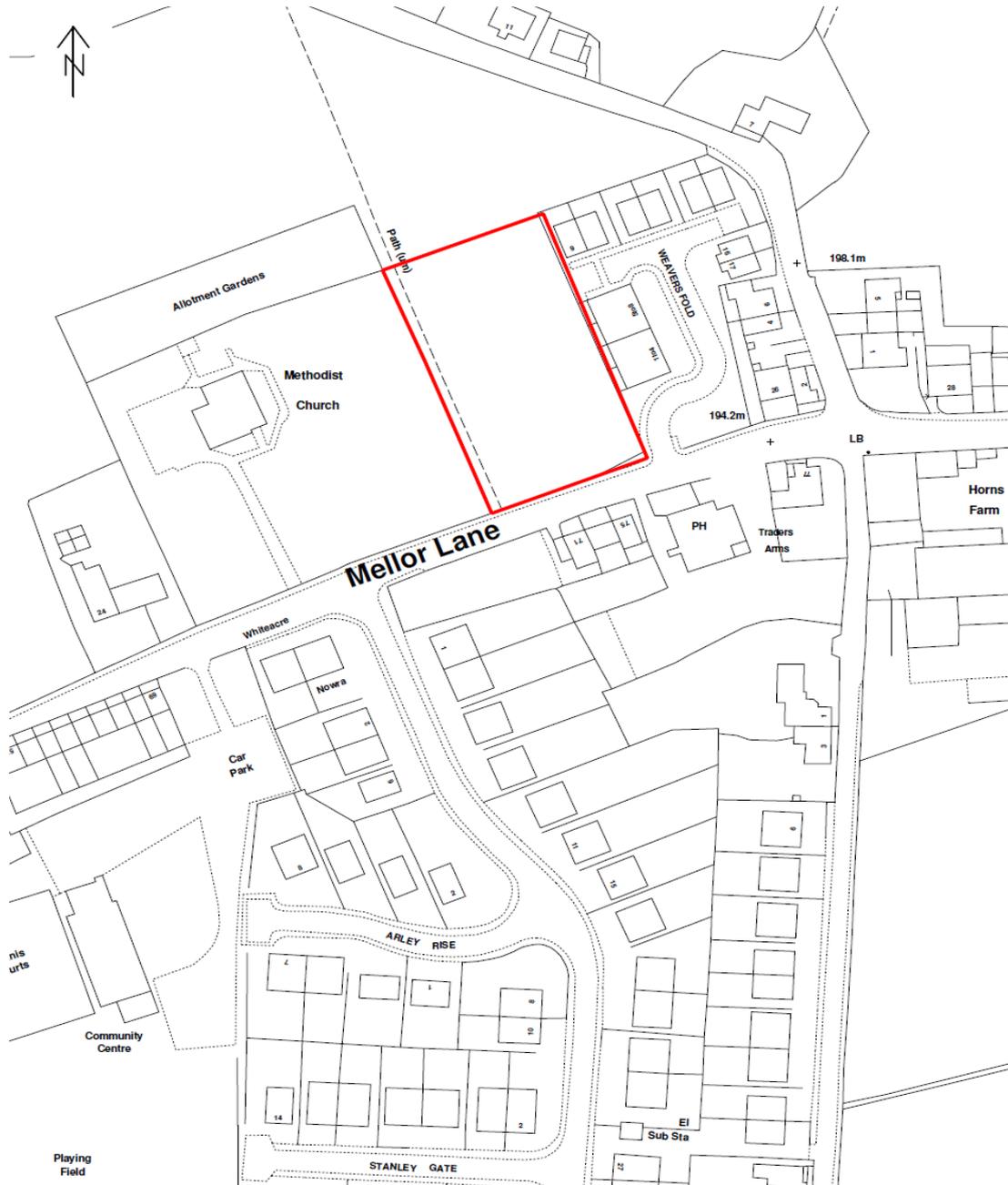
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<sup>3</sup> A Local Plan for Ribble Valley: regulation 18 Issues and Options Consultation Housing and Economic Development DPD August 2016.

<sup>4</sup> Housing Land Availability Survey April 2017 available at:  
[https://www.ribblevalley.gov.uk/downloads/download/7171/housing\\_land\\_availability\\_surveys\\_and\\_reports](https://www.ribblevalley.gov.uk/downloads/download/7171/housing_land_availability_surveys_and_reports)

## **Policy HAL1: Land at Mellor Lane**

The following site is proposed for residential allocation within the settlement of Mellor.



### **MELLOR 1**

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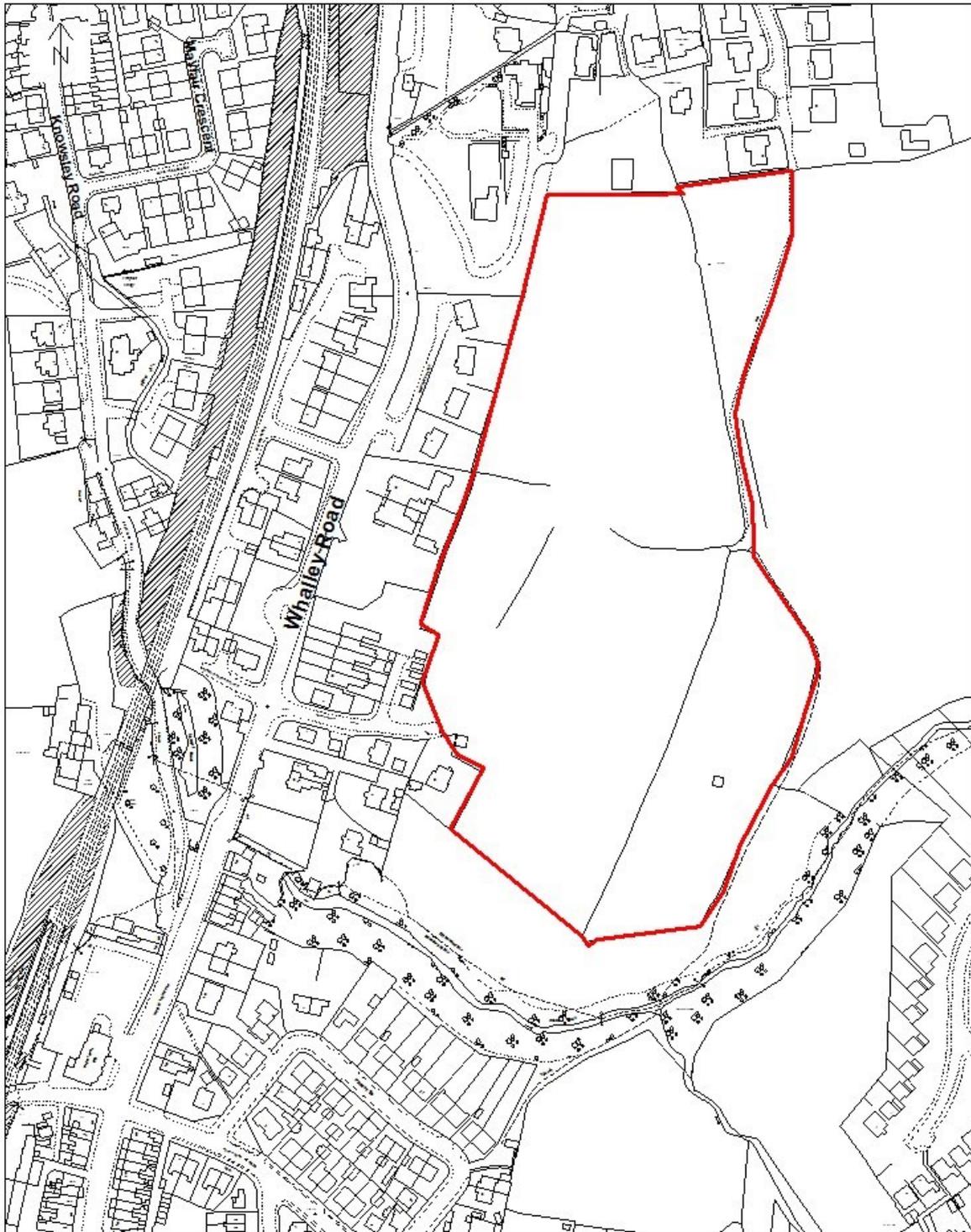
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### Land at Mellor Lane, Mellor

This is a greenfield site fronting onto Mellor Lane comprising an open field and is located adjacent to a housing scheme at Weavers Fold, the Methodist chapel and open fields. A public footpath runs along the western boundary of the site, adjacent to the boundary wall with the Methodist Chapel, which will need to be incorporated into the development. The site area is approximately 0.29ha. It is recognised that the requirement of 18 dwellings could result in a high density scheme on the site. The density and dwelling type will be determined to best meet needs identified in accordance with H2 of the Core Strategy and in accordance with Development Management criteria. If the density is considered too intensive, then the remaining requirement for the settlement will need to be met through windfall development during the plan period. Development of the site will be expected to make provision for local (including affordable) housing needs in accordance with the requirements of H3 and DMH1 and of the Core Strategy.

## **Policy HAL2: Land at Wilpshire**

The following site is proposed as the housing allocation for the settlement of Wilpshire.



Policy HAL2: Land at Wilpshire

Scale 1:2500

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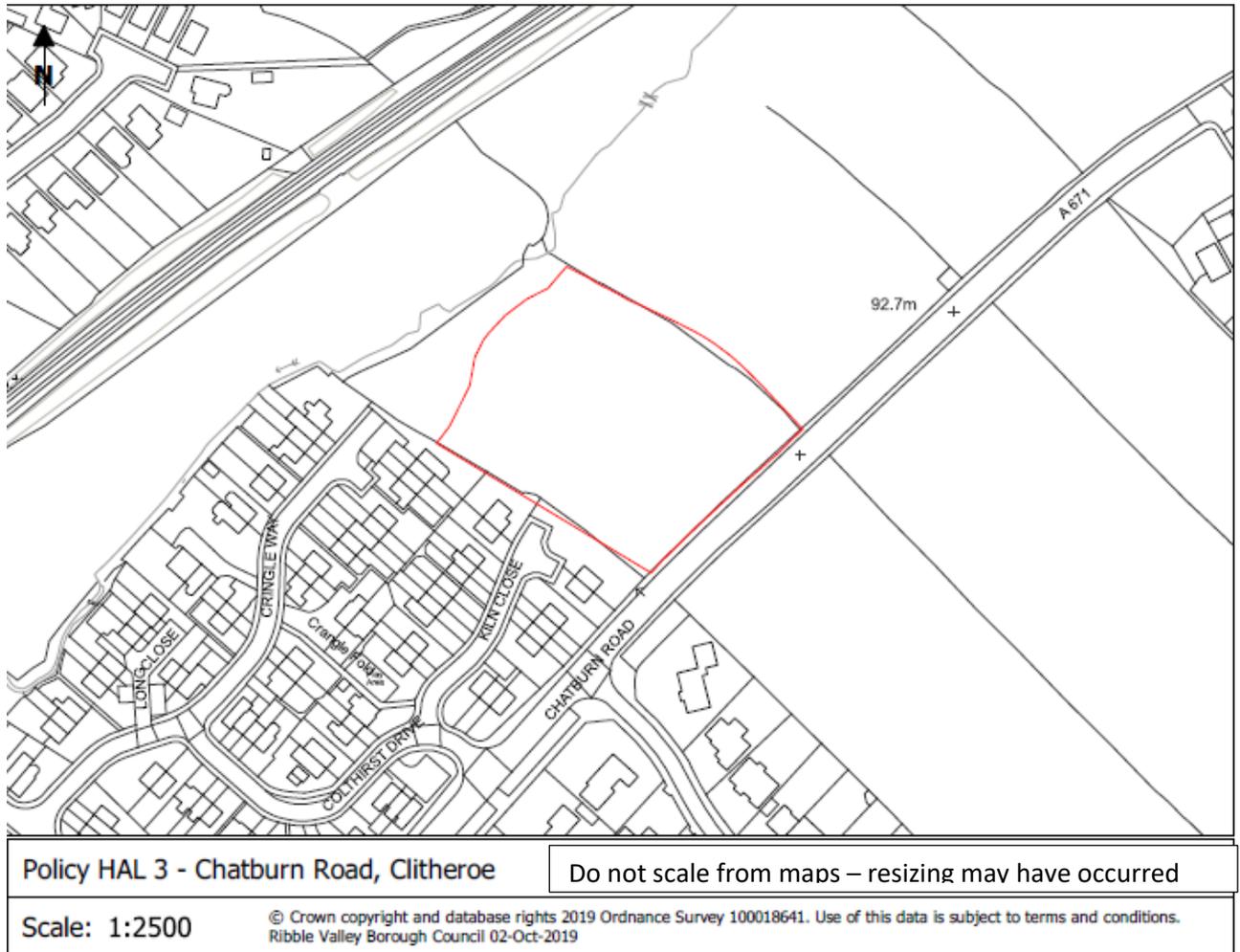
This site was presented as potential allocation option 'WILPSHIRE3' in the regulation 18 consultation document and as HAL2 in the regulation 19 document. Site specific work showed the following in terms of site attributes:

#### Land at Wilpshire

This is a greenfield site which slopes upwards in a north easterly direction and comprises open field/grazing land. Electricity pylons and overhead lines cross the lower part of the site which may preclude construction on this part of the site but offer the opportunity for open space network. The southern boundary of the site has been amended northwards following the Regulation 19 (Publication) stage to exclude the mature woodland and steeply wooded clough of Knotts Brook to the south of the site. The southern part of the site may offer the opportunity to increase the tree cover in the vicinity. In addition a high pressure pipeline runs in the vicinity of the southern boundary with an easement that will impact on development. A public footpath runs adjacent to the eastern boundary and the development of the site will provide the opportunity to enhance pedestrian links with the public footpath network. The southern boundary lies in close proximity to the borough boundary with Blackburn with Darwen Council. It is envisaged that the site is accessed from Whalley Road via Salesbury View, not from Hollowhead Lane.

In addition to the electricity line, the topography of the site presents issues in terms of visual impact and restrictions on capacity of the site. However, with careful consideration to design and scale the site is capable of meeting outstanding requirements for the settlement of Wilpshire. Careful regard will be given to any proposals on the site that seek to bring forward more than the planned requirement having regard to the overall development strategy of the Core Strategy and the relevant Development Management considerations.

## **Policy HAL3: Land at Chatburn Road, Clitheroe**

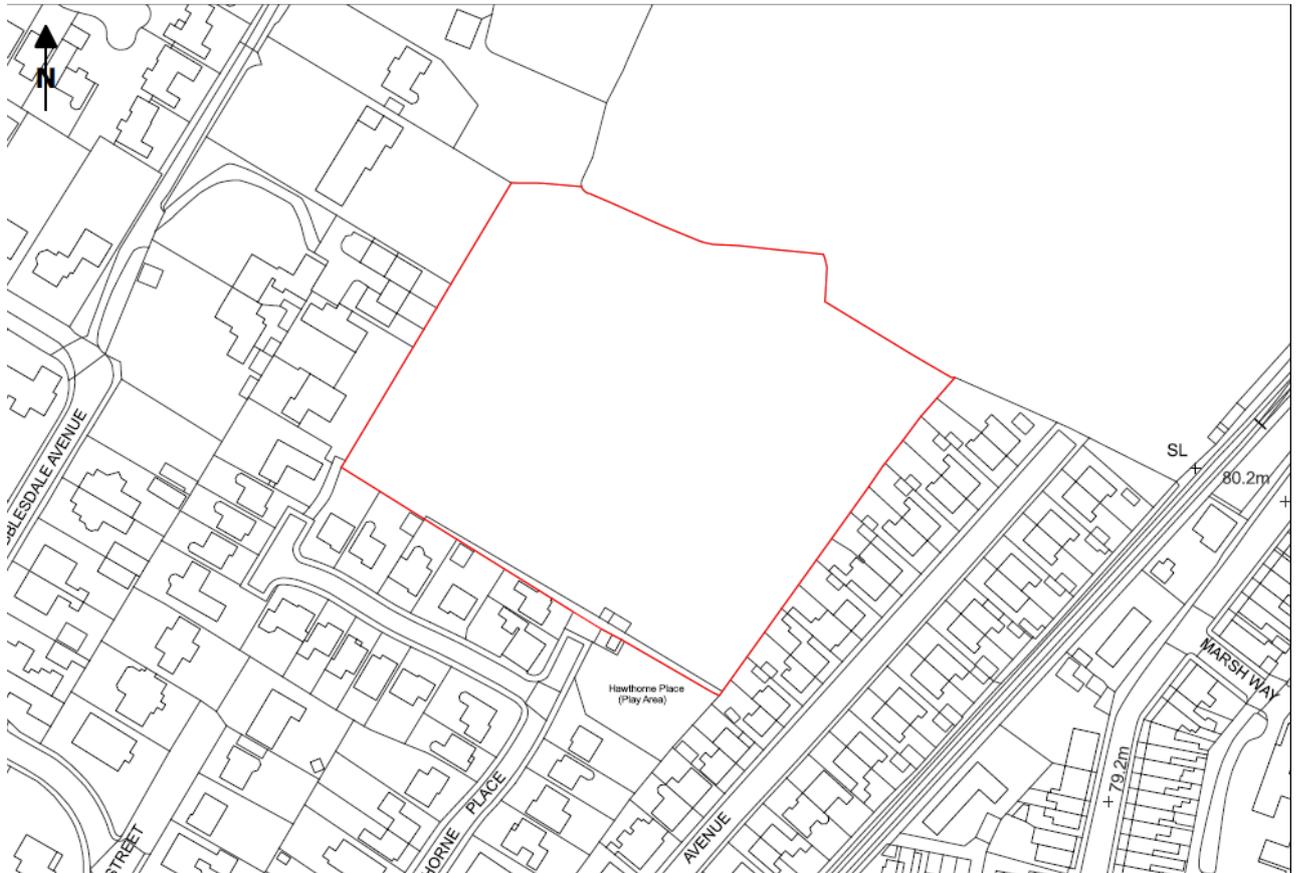


### **Land at Chatburn Road, Clitheroe**

The site is within the defined main settlement of Clitheroe. The site is open grazing land directly north-east of the last housing development heading eastwards out of Clitheroe and towards Chatburn on the north-western side of Chatburn Road. The site is to be accessed off Chatburn Road. The north-western edge of the site is adjacent to Flood Zone 2. The Flood Zone has been excluded from the development area as per advice from the Environment Agency during the first consultation exercise in July.

The development area excluding the flood zone with a 10m buffer to either side is approx. 0.7ha and the site capacity is 20 dwellings. The density and dwelling type will be determined to best meet needs identified in accordance with Policy H2 of the Core Strategy and in accordance with Development Management criteria. Development of the site will be expected to make provision for local (including affordable) housing needs in accordance with the requirements of Policy H3 and Policy DMH1 of the Core Strategy.

## **Policy HAL4: Land off Hawthorne Place, Clitheroe**



### **Policy HAL 4 - Land off Hawthorne Place, Clitheroe**

**Scale: 1:2500**

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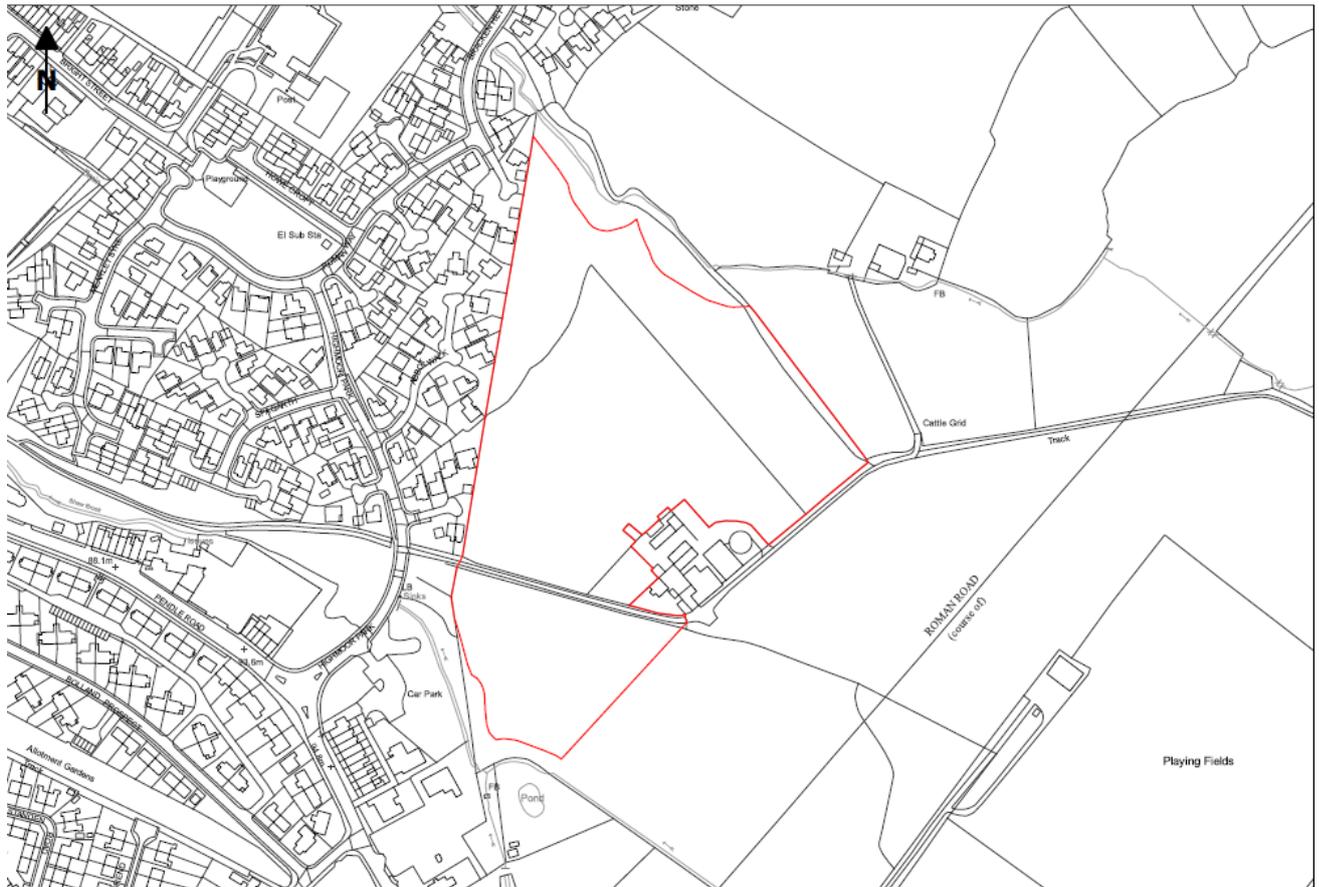
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### **Land at Hawthorne Place, Clitheroe**

The site is within the defined main settlement of Clitheroe. The site comprises open grazing land interspersed with a number of mature trees accessed from the end of Hawthorne Place, off Waddington Road, Clitheroe. The development area is approx. 1.7ha and the site capacity is 40 dwellings.

The density and dwelling type will be determined to best meet needs identified in accordance with H2 of the Core Strategy and in accordance with Development Management criteria. Development of the site will be expected to make provision for local (including affordable) housing needs in accordance with the requirements of H3 and DMH1 of the Core Strategy

## **Policy HAL5: Land at Highmoor Farm, Clitheroe**



**Policy HAL 5 - Highmoor Farm, Clitheroe**

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### **Land at Highmoor Farm, Clitheroe**

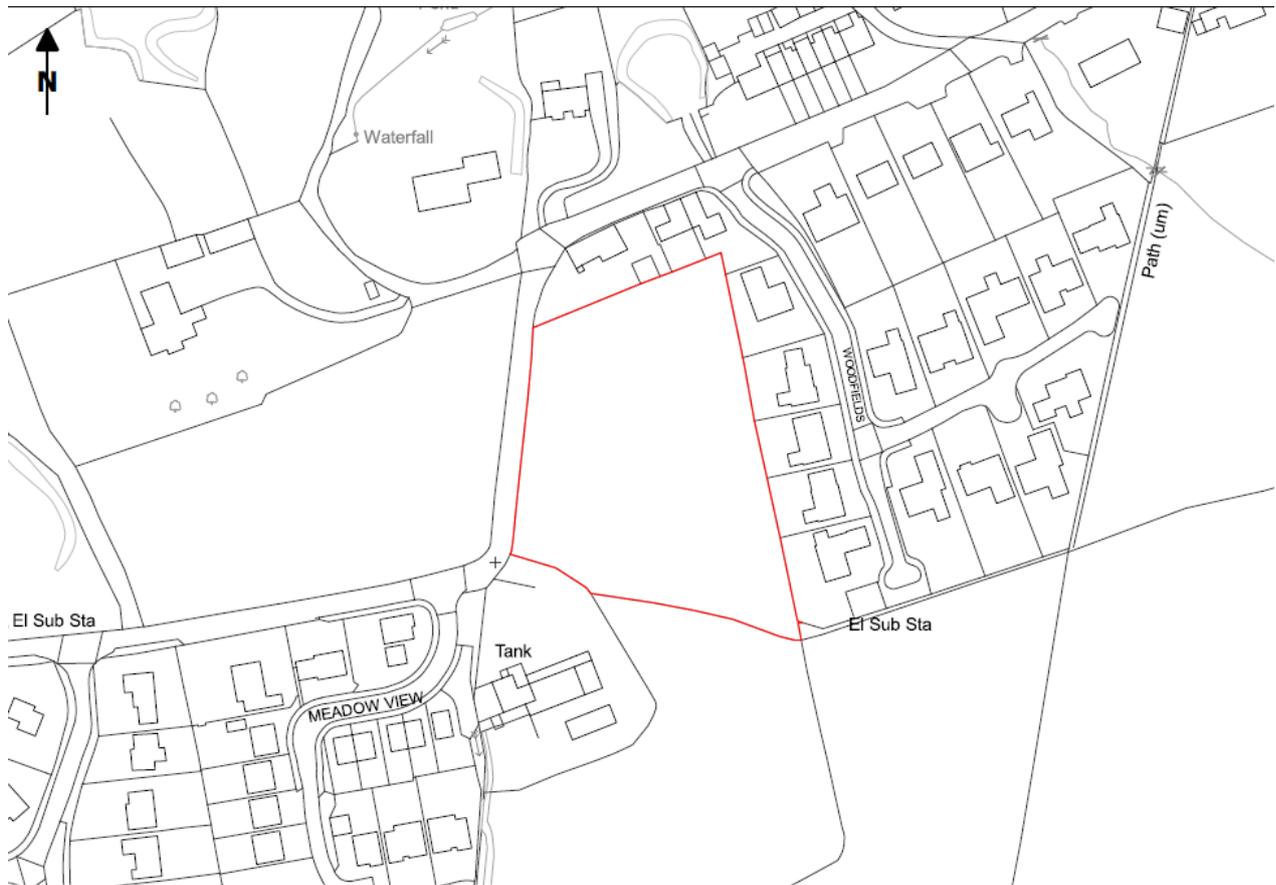
The site is adjacent to the defined main settlement of Clitheroe. The site is located to the eastern end of Clitheroe, accessed initially off Pendle Road and then via a track leading from the main access into the 'Highmoor Park', 'Abbot Walk' and 'Roman Way' estate. The north-eastern boundary is marked by a hedge and row of trees which partly follow a watercourse. A public footpath follows the route of the main access track to 'Highmoor Farm' and along the eastern access track which bounds the site and continues north-westwards along the northern boundary of the site.

The development area excluding land at Highmoor Farm which has been granted permission for development (Application Ref. 3/2017/1221) and the flood zone with 10m buffer is approx. 5.0 hectares and the site capacity is 100 dwellings.

The density and dwelling type will be determined to best meet needs identified in accordance with H2 of the Core Strategy and in accordance with Development Management criteria. Development of the site will be expected to make provision for local (including affordable) housing needs in accordance with the requirements of H3 and DMH1 of the Core Strategy.



## **Policy HAL7: Haugh Head, Whins Lane, Read & Simonstone**



### **Policy HAL 7 - Haugh Head, Whins Lane, Read and Simonstone**

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### **Haugh Head, Whins Lane, Read & Simonstone**

The site is located towards the north-eastern edge of the main settlement of Read. The site is currently open grazing land and is bounded to the south-west by 'Haugh Head farm', to the west by Whins Lane, to the east by the existing housing development at 'Woodfields' and open grazing land lies to the south. A Public Footpath lies across the southern boundary of the site. The development area is approx. 0.7ha and the site capacity is 20 dwellings.

The density and dwelling type will be determined to best meet needs identified in accordance with H2 of the Core Strategy and in accordance with Development Management criteria. Development of the site will be expected to make provision for local (including affordable) housing needs in accordance with the requirements of H3 and DMH1 of the Core Strategy.

### Meeting the overall plan requirement

The Council is committed to meeting the full overall housing requirement for the Borough in the plan period. Key Statement H1 of the Core Strategy sets out that a the Plan – Monitor - Manage approach will be adopted and a monitoring report will be the key tool in tracking the five-year rolling land supply. Where such a shortfall of deliverable housing land is identified the Council considers that there is sufficient provision within the existing policy framework of the Core Strategy to bring forward additional suitable sites. This provision includes the following matters against which any applications would be assessed:

- The Development Strategy (DS1), which effectively seeks to direct to the principal settlements and determine the appropriate scale of development;
- Strategic Considerations (DMG2)
- The presumption in favour of sustainable development (DS2);
- The need to achieve efficient use of land and the priority given to previously developed sites (DMG1);

Other provisions of the plan would determine against general housing development in Green Belt, the AONB and open countryside. The provisions of the whole plan, Development Management criteria and the provisions of National Policy will also be taken into account in taking individual decisions on applications.

In addition Key Statement H1 also commits the Council to undertaking a formal review of the overall requirement within five years from the adoption of the plan (i.e. from December 2014). The outcome of any review cannot be pre-empted at this stage but it is considered that the adopted Core Strategy contains flexibility and scope if requirements should change.

### Monitoring of Policies HAL1- HAL7

The Council will continue to monitor housing provision through the plan period to ensure delivery is in line with Core Strategy requirements. This will include monitoring of progress on allocated sites to ensure the spatial distribution of the Core Strategy housing requirements is met.

### **Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA)**

The Council must undertake a Sustainability Appraisal (SA) of the HED DPD. This is a process which runs in parallel with the plan making process, and involves assessing the scope of the work, highlighting any significant environmental effects and assessing the potential options and any reasonable alternatives.

The SA work has been undertaken by the same Consultants (Arcadis Consulting UK (Ltd), formally Hyder Consulting Ltd) who undertook the Core Strategy SA/SEA<sup>5</sup>. The SA Scoping report<sup>6</sup> was available for consultation for a six week period in parallel with the Issues and Options document. The full SA report was available for consultation alongside the Regulation 19 Publication HED DPD. Following this consultation, minor amendments were made and the final version of the SA and HRA are now complete.

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<sup>5</sup> Available on the RVBC website at [https://www.ribblevalley.gov.uk/info/200364/planning\\_policies/1428/adopted\\_core\\_strategy/3](https://www.ribblevalley.gov.uk/info/200364/planning_policies/1428/adopted_core_strategy/3) and [https://www.ribblevalley.gov.uk/info/200364/planning\\_policies/1428/adopted\\_core\\_strategy/5](https://www.ribblevalley.gov.uk/info/200364/planning_policies/1428/adopted_core_strategy/5)

<sup>6</sup> Available on the RVBC website at [https://www.ribblevalley.gov.uk/downloads/file/10726/sustainability\\_appraisal\\_sa\\_scoping\\_report](https://www.ribblevalley.gov.uk/downloads/file/10726/sustainability_appraisal_sa_scoping_report)

## SECTION THREE: EMPLOYMENT LAND ALLOCATIONS

Through this plan, the Council is allocating land to meet residual employment land requirements as measured against the overall requirement and spatial distribution of employment provision set out in the Core Strategy. The allocations set out in this document have been selected based upon the outcomes of the consultation undertaken at Issues and Options stage (Regulation 18) between August and October 2016, and the outcomes of the consultation at Preferred Option stage (Regulation 19) between April and June 2017, as well as the testing work undertaken as part of the Sustainability Appraisal (SA). In terms of the objectively assessed need, there remains a residual requirement for employment land across the borough of 2.41ha.

### Employment Allocation Policy (Policy EAL)

This policy provides further detail relating to Key Statement EC1 of the adopted Core Strategy

Land will be allocated for employment uses (defined as uses falling within classes B1 to B8) to meet employment land requirements in the plan period (2008-2028) as follows and as shown on the Proposals Map:

Policy EAL1 Land at Sykes Holt, Mellor (1.7ha);

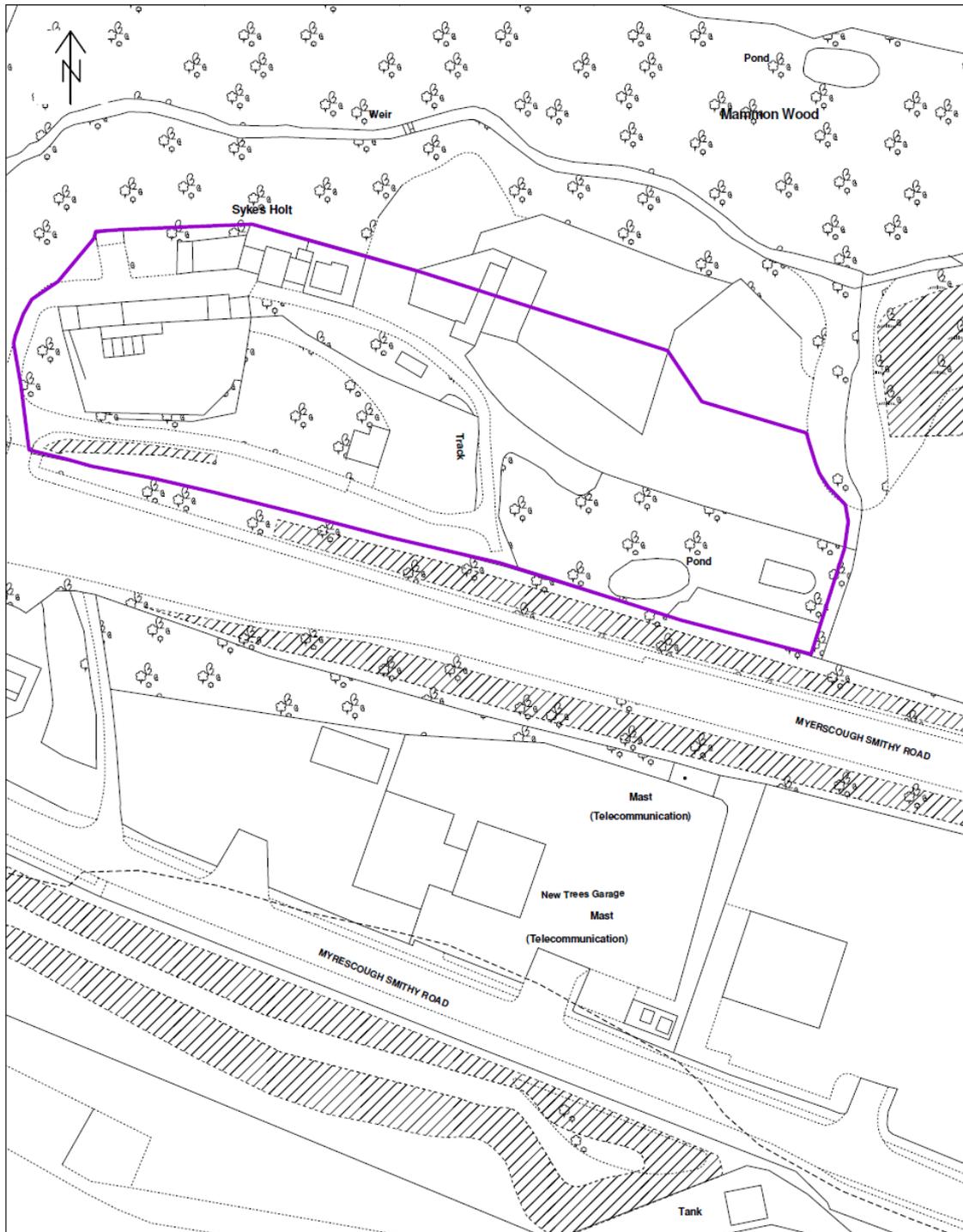
Policy EAL2 Land at Time Technology Park, Simonstone (0.8ha); and

Policy EAL3 Land at Higher College Farm, Longridge (1.5ha).

#### Justification

The Council proposes to allocate 4ha of employment land. This results in an overprovision against the identified requirement in the Core Strategy of 1.6ha. In making these allocations the plan addresses the identified requirements of the Core Strategy whilst also ensuring the delivery of necessary employment land to meet requirements for Longridge. Overall, the Council when taking these allocations and existing commitments into account provides through this plan for a choice of sites and locations to accommodate economic growth.

## Policy EAL1 : Land at Sykes Holt, Mellor



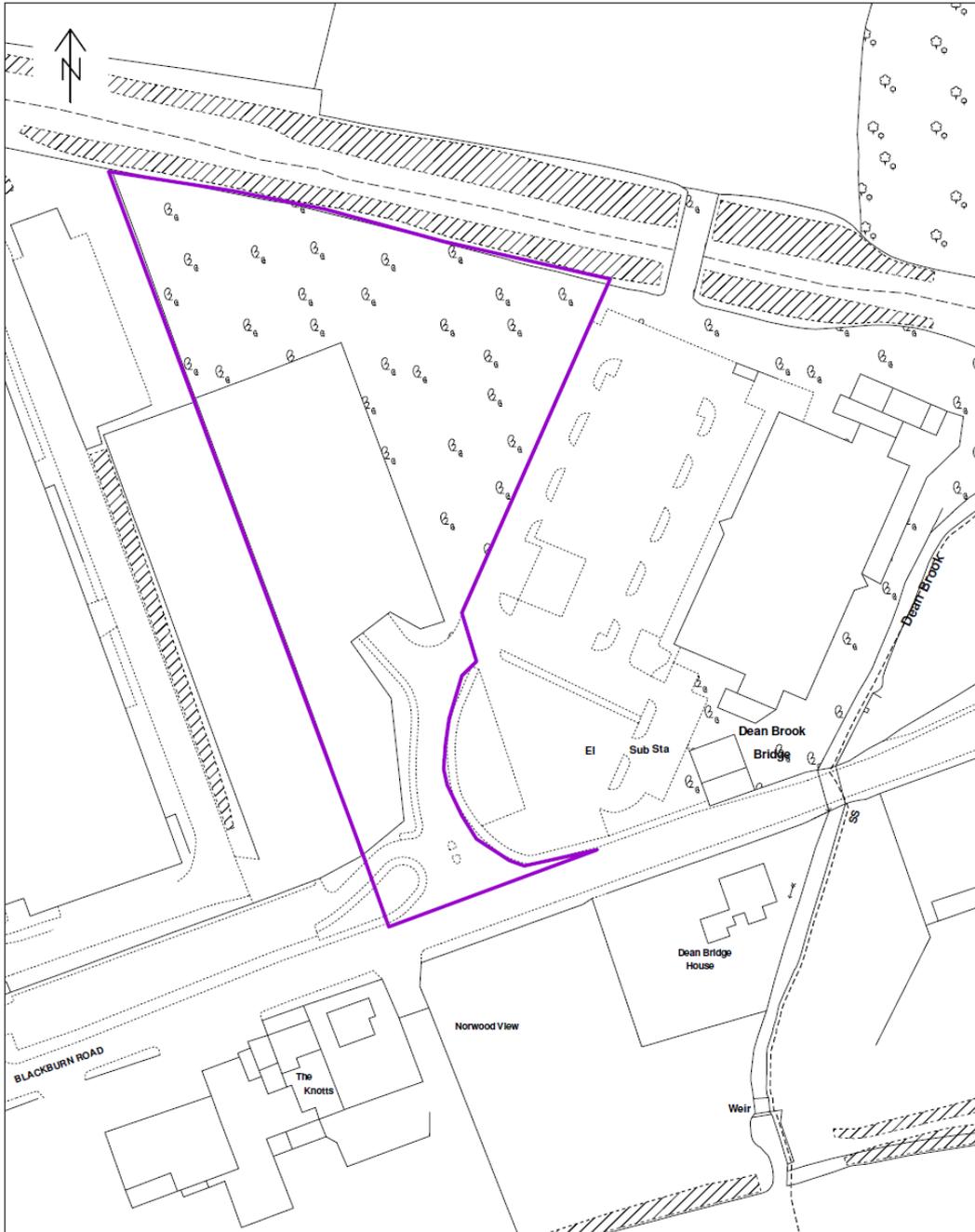
### Land at Sykes Holt, Mellor

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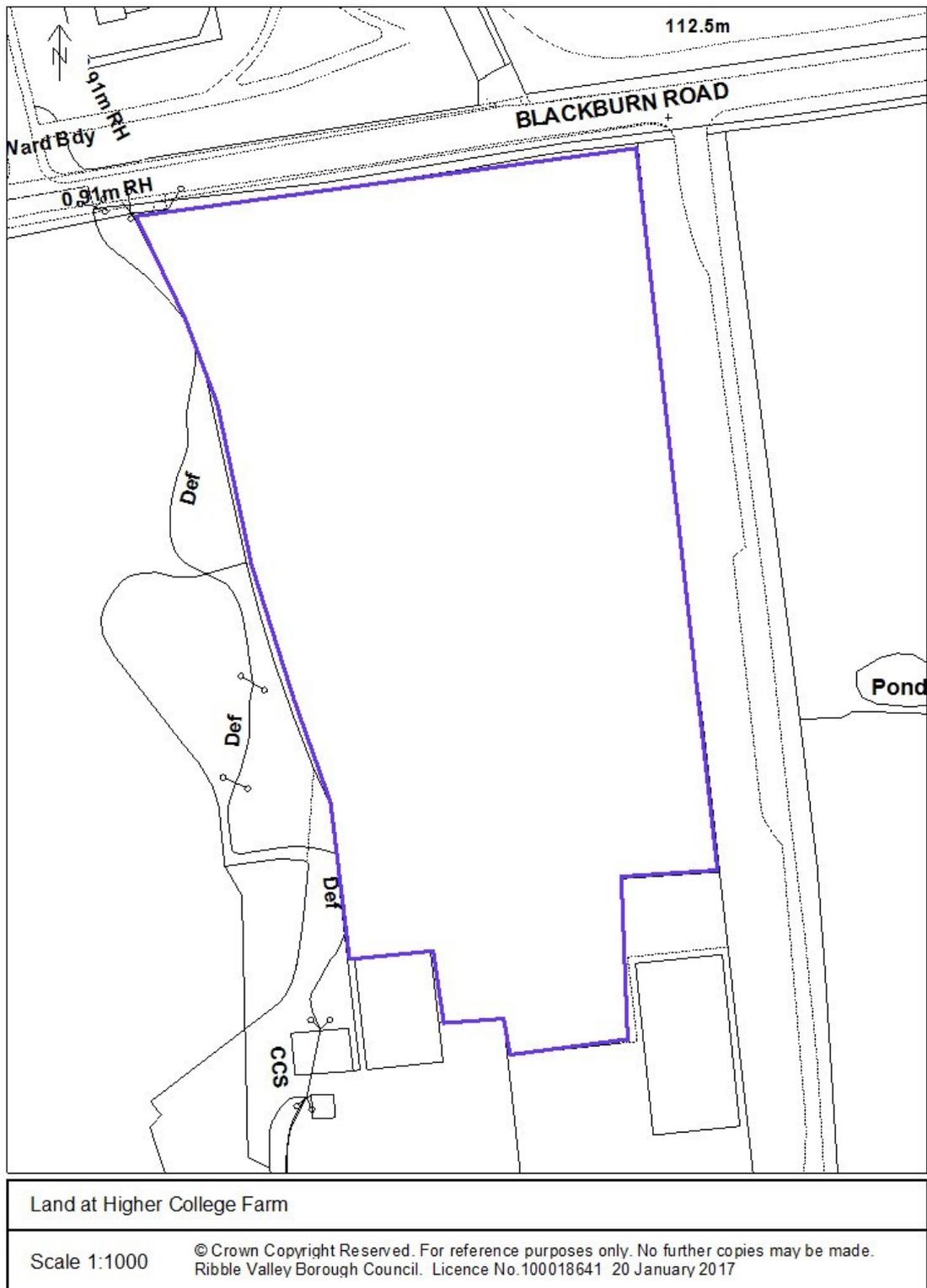
## Policy EAL2: Land at TIME Technology Park, Simonstone



### Land at Time Technology Park

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## Policy EAL3: Land at Higher College Farm, Longridge



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## SECTION FOUR: RETAIL ALLOCATIONS

### **Clitheroe Market Redevelopment (Policy CMR1)**

This policy provides further detail relating to Key Statement EC2 and policy DMR1 of the adopted Core Strategy

The boundary of the proposed Clitheroe Market Redevelopment Area is shown on the Proposals Map.

#### Justification

The Clitheroe Market Redevelopment Area is identified in the Core Strategy and the Clitheroe Town Centre Masterplan as an opportunity to introduce new retail, leisure and open space to the town centre to support and enhance the long term vitality and viability of the town centre, increasing footfall to the town centre and providing the opportunity for tourism and visitor growth. The area identified on the proposals map reflects the extent of the Council's ownership and the area for which development proposals will be considered.

### **Main Centre boundaries (Policy MCB)**

This policy provides further detail relating to Key Statement EC2 and policies DMR1 and DMR2 of the adopted Core Strategy

The main centres of Clitheroe, Longridge and Whalley are identified on the Proposals Map

Policy MCB1: Main Centre of Clitheroe:

Policy MCB2: Main Centres of Longridge and Whalley

#### Justification

The Core Strategy establishes Development Management policies for the main centres of Clitheroe, Longridge and Whalley. The proposals map identifies the applicable boundaries within which the policies will be implemented. Boundaries have been established to reflect the existing retail centres on the basis of the extent of retail and commercial town centre uses.

## SECTION FIVE: OPEN SPACE

### Open Space (Policy OS1)

This policy provides further detail relating to Policy DMB4 of the adopted Core Strategy

#### **Open Space Sites Outside Defined Settlements**

In conjunction with Policy DMB4: (Open Space Provision) the Borough Council will refuse development proposals which involve the loss of existing open space, as defined on the Proposals Map, throughout the Borough. This will include private playing fields which are currently in recreational or sporting use or were last used for sport or recreation.

As set out within DMB4, in exceptional circumstances and following a robust assessment, where the loss of a site is justifiable because of the social and economic benefits a proposed development would bring to the community, consent may be granted where suitable replacement facilities are provided on like for like or better basis, or where existing facilities elsewhere in the vicinity are substantially upgraded to the satisfaction of the Local Planning Authority. These must be readily accessible and convenient to users of the former open space areas.

#### Justification

The Council recognises the importance that open space and green infrastructure makes to the quality and attractiveness of the area and the pressures that exist to redevelop facilities. Consequently the Council has sought to protect recognised areas of open space and put in place a mechanism to strengthen their protection by more detailed policy specification.

## SECTION SIX: TRAVELLER SITES

### Traveller Sites (Policy TV1)

This policy provides further detail relating to Key Statement H1 and policy DMH2 of the adopted Core Strategy.

Applications for any proposals for Traveller sites will be considered in relation to the following criteria:

- Sites should be in conformity with national planning guidance and other policies laid out in the Adopted Core Strategy, including those relating to local housing need; and
- Sites should be located within a reasonable distance to services including GP and health, education facilities, shops and public transport to reduce the need for long distance travel; and
- Sites should be well located in relation to road access and within the site there should be sufficient space for vehicles to park and turn, for the storage of necessary equipment and for emergency vehicle access; and
- Sites should be provided with adequate sanitation and sewerage facilities; and
- Residential sites should not be located on contaminated or flood prone land or land otherwise unsuitable for residential occupation but such sites may be acceptable for business uses.
- Sites should also not have unacceptable impacts on the immediate surroundings, the amenity of neighbouring properties or the wider environment.

#### Justification

The HED DPD Reg. 18 Issues and Options Consultation 2016 produced a response from the National Federation of Gypsy Liaison Groups. This indicated that the Council needed to include within the DPD a set of criteria to guide decisions on any applications that may arise in relation to such sites in the absence of an identified need that would otherwise be addressed through a formal allocation, as is the case in relation to the current RVBC GTAA (Gypsy and Traveller Accommodation Assessment) of 2013 which indicated little need during that plan period. This is needed to fully comply with national Planning Policy for Traveller Sites (para 11). These criteria would be used in conjunction with Core Strategy DM policy DMH2.

For the purposes of this policy the term “Traveller” is as defined in “Planning policy for traveller sites” (CLG August 2015) or as in any subsequently amended guidance.

## APPENDIX

### Proposals Map

In December 2016, Members of the Planning and Development Committee resolved to adopt the draft Proposal Map for Development Management purposes. A small number of minor amendments to the draft map have been made following the regulation 18 and regulation 19 consultation. These are set out in a separate document titled 'Final changes to the Proposals Map'.

The Proposals Map takes account of the updates and shows:

- Draft Town Centre boundaries for Clitheroe, Longridge and Whalley;
- Draft Principal Shopping Frontages in Clitheroe
- The proposed Clitheroe Market Redevelopment Area;
- Existing Open Spaces;
- Draft Settlement Boundaries;
- Housing sites with Planning Permission;
- Existing employment commitments and existing employment areas;

It also shows the updated policy background established within the adopted Core Strategy, including the designation of the strategic site at Standen.

The Proposals Map also shows the following designations and constraints:

- Flood risk areas
- Sites of Special Scientific Interest (SSSI's)
- Local Nature Reserves
- Ancient Woodland
- Special Areas of Conservation
- Special Protection Areas
- Biological Heritage Sites
- Local Geodiversity Sites
- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens
- Protected Railway Station Sites
- Mineral Safeguarding Areas
- Area of Outstanding Natural Beauty (AONB)
- Green Belt

The Proposals Maps are available to view on the Councils website.

## **Delivery mechanisms and infrastructure**

The Core Strategy is the central document of the LDF and was the first Development Plan Document (DPD) to be produced by Ribble Valley Borough Council. In producing this HED DPD and in revising the Core Strategy to keep it up to date, RVBC will monitor the Central and Local Government approaches to spatial planning and ensure that the most up to date guidance and best practice is fed back into future updates.

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

- Local Partnerships;
- Individuals, land-owners and private developers;
- Parish Councils;
- Community Groups;
- Lancashire County Council;
- Relevant government departments and agencies such as, the Environment Agency, the Highways Agency, Natural England and English Heritage;
- Statutory Undertakers (gas, water, sewerage, electricity, telecommunications etc.);
- Public Transport Operators; and
- Health Providers.

Each have had the opportunity to contribute to the development of the evidence base for the LDF and in drawing up the options.

The need for infrastructure improvements has been identified through the Core Strategy process. The production of the HED DPD will provide the opportunity to update the Council's infrastructure plan reflecting development and commitments as well as specific requirements in relation to the allocations proposed in this plan. Given the development that is already approved or implemented, the extent of wholly new infrastructure required to support the development in this plan is limited.

## **Monitoring framework**

Monitoring of the HED DPD is the key to ensuring that the document remains up to date and can take account of any sub-regional, regional or even national changes in policy which may impact on the content of the document. Due to these anticipated changes, it is anticipated that a review of both the Core Strategy and the HED DPD will take place within 5 years of the adoption of the Core Strategy (by 2019).

The main mechanisms for monitoring housing land requirements is the bi-annual housing monitoring after which the Council publishes and makes available on its website the Housing Land Availability Schedules. Housing delivery matters are also reported through the Authority's Monitoring Report (AMR). Employment Land Monitoring is done on an annual basis and is also reported in the AMR. The AMR is the vehicle through which progress and delivery of the sites allocated under the housing and employment land policies will be reported.

The intention is that the monitoring framework of the Core Strategy will be used to undertake policy monitoring. This allows for a comprehensive monitoring overview to be implemented through the AMR process.



Regeneration and Housing  
Economic Development & Planning Department  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

01200 425111

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

Planning.Policy@ribblevalley.gov.uk

This document is available in large print and other formats on request. Please contact the Regeneration and Housing service on the above number if this is required.

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