Identified changes

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The table below sets out the proposed changes identified in the response to representations, to reflect NPPF or improve clarity and meaning. ***Text in Italics/blue represents a proposed insertion*** and ~~Strikethrough Text represents a proposed deletion~~.

No.	Details of change
1	**1 Introduction and Context** Amend/update para. 1.2 in relation to NPPF/remove references to PPSs
2	**2 Understanding the Area** Amend second sentence of para. 2.8 as follows: There are ~~39~~ ***293*** Biological Heritage Sites, ~~6~~ ***16*** Sites of Special Scientific Interest (SSSIs)……
3	**2 Understanding the Area** Amend para 2.9 as follows: "Equally impressive is Ribble Valley's unique built heritage. Across the borough there are 21 Conservation Areas, ~~and~~ over 1000 Listed Buildings, ***29 Scheduled Ancient Monuments and 4 Registered Historic parks and gardens."***. ***The historic town of Clitheroe has an impressive skyline which includes the Castle set on a limestone knoll.*** The Ribble Valley village of Ribchester is ~~particularly special as it~~ is built on the site of a Roman station and is home to a superb museum, housing information and artefacts relating to Roman life. Both Whalley and Sawley are also home to Cistercian Abbeys, Billington dates back to Saxon times and a pre-historic burial site was discovered at Worston. ***The borough also has a significant mill heritage. In the village of Hurst Green, Stonyhurst College is an important heritage asset and significant employer."***
4	**2 Understanding the Area** Add new text at the end of para 2.24: ***"A more detailed Level 2 SFRA will be required if insufficient land is available to accommodate the required levels of development outside the areas identified as being at risk of flooding"***
5	**3 Setting a Vision for the Area** Amend final sentence of para. 3.9 as follows: "The biodiversity of the district will continue to be protected ***and enhanced*** with waste reduction, recycling and energy efficiency being promoted."
6	**3 Setting a Vision for the Area** Insert sentence at end of sentence 1 of para. 3.9 as follows: "The physical, social, environmental and economic regeneration of Clitheroe, Longridge and Whalley will be supported together with existing retail businesses, whilst also ensuring a high quality retail offer in the key service centres and smaller village settlements***, especially where this supports local employment opportunities***. Improvements will have been made…"

7	**3 Setting a Vision for the Area** Amend strategic objective at 3.11 as follows: **Respect, protect and enhance the high quality environment and biodiversity in the borough**. A large proportion of the Ribble Valley falls within an Area of Outstanding Natural Beauty, it has two Local Nature Reserves, thirteen priority habitats and species, ~~and~~ sixteen Sites of Special Scientific Interest (SSSI) and ***293 Biological Heritage Sites***. Protection, ***enhancement*** and conservation of these will form an important part of the Development Strategy. In addition the area has a rich built heritage with the ~~most~~ ***more*** significant elements ***having statutory protection as designated heritage assets.*** ~~protected through Conservation Area and Listed Building designations~~. ***In addition there may be nationally important but unidentified archaeological assets***"
8	**3 Setting a Vision for the Area** Amend final strategic objective at 3.19: **Contribute to local, regional and wider sustainable development,** ***including addressing and mitigating against the impacts of climate change.*** The overall Development Strategy will incorporate these aims. Development should be located where opportunities to reduce the use of the car can be encouraged. This issue has been gaining in importance over the past few years and has even been linked to issues such as overcoming obesity through the design of and location of developments. Facilitating employment growth in the area and providing more affordable housing will be key themes in addressing sustainability in the borough. ***In addition, high quality services which meet the needs of the Borough's communities and support their health, social and cultural well-being will be protected and enhanced.***
9	**4 Development Strategy** Amend text at 4.1 (bullet point 1) as follows: • Protect and enhance the wider local environment*,* ***both natural and built environment, in rural and urban areas.***
10	# 4 Development Strategy Amend text at 4.7 to add marked text at end of para. The number of units proposed for the strategic site has been reduced to 1040 dwellings over a 20-year period. This will result in an average annual provision of 52 units per year for the site. Phasing of the development will need to be considered and this will be done through the Development Management process including the detailed preparation of associated master plans, together with development and design briefs, working with the landowner ***and considering the practical implications of, and timing for, the delivery of key infrastructure.***
11	**4 Development Strategy** Amend figures at 4.11. Residual figures for Clitheroe, Longridge, Whalley, Standen and Other Settlements will be updated when revised housing figures (monitoring date June 2012) are ready for insertion.
12	**Key Statement DS1: Development Strategy** Add text to beginning of second para. As follows:

	"*In addition to the identified strategic site at Standen, I*n general, the scale….."
13	**Key Statement DS1: Development Strategy** Amend final sentence of Key Statement DS1 to reflect the NPPF: "Through this strategy, development opportunities will be created for ***economic, social and environmental*** well being and development for future generations"
14	**Key Statement DS1: Development Strategy** Add new paragraph to supporting text after 4.11 as follows: *4.12 The development strategy and the Core Strategy as a whole seek to deliver sustainable development. In particular this demonstrates the economic, social and environmental roles that planning has in contributing to sustainable development.*
15	**Key Statement DS2: Presumption in Favour of Sustainable Development** Add new policy DS2: *When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.* *Planning applications that accord with the policies in this Local Plan (and, where relevant, with polices in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.* *Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:* • *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or* • *Specific policies in that Framework indicate that development should be restricted.*
16	**Key Statement EN3: Sustainable Development and Climate Change** Add new paragraph after the second paragraph: "*New development in vulnerable areas should ensure that risks can be managed through suitable measures, including through the conservation of biodiversity, improvement of ecological networks and the provision of green infrastructure.*"

17	**Key Statement EN3: Sustainable Development and Climate Change** Add new paragraph after third paragraph *Ribble Valley Borough Council will liaise with the County Council over development within Mineral Safeguarding Areas (MSAs) in both proposing future site allocations and in determining planning applications. This liaison will include consideration of the issue of preventing the unnecessary sterilisation of mineral resources within MSAs and, where feasible and practicable, the prior extraction of mineral resources.*
18	**Key Statement EN3: Sustainable Development and Climate Change** Add new sentence to end of para. 5.3: Lancashire County Council has responsibility for the designation of Mineral Safeguarding Areas, which will be shown on the Proposals Map for Ribble Valley Borough Council.
19	**Key Statement EN4: Biodiversity and Geodiversity** Add new sentence to end of first paragraph "Where appropriate, cross-Local Authority boundary working will continue to take place to achieve this".
20	**Key Statement EN4: Biodiversity and Geodiversity** Amend second paragraph: "*Negative impacts on biodiversity through development proposals should be avoided.* 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. ~~This could be managed through a variety of mechanisms such as conservation credits~~……"
21	**Key Statement EN4: Biodiversity and Geodiversity** ## Amend third paragraph/bullet list of policy as follows: ## These sites are as follows: • Sites of Special Scientific Interest (SSSIs) • Local Nature Reserves (LNRs) • ~~County~~ *Local* Biological Heritage sites (CBHs) • Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) • *Local* Geodiversity Heritage Sites • Ancient ~~Semi Natural Ancient~~ Woodlands • Lancashire Biodiversity Action Plan priority habitats and species • European Directive on Protected Species and Habitats - Annexe 1 Habitats and Annexe II Species • *Habitats and Species of Principal Importance in England*
22	**Key Statement EN4: Biodiversity and Geodiversity** Add new final sentence at end of final paragraph: *For those sites that are not statutorily designated any compensation could be managed through a mechanism such as biodiversity off-setting via conservation credits.*

23	**Key Statement EN5: Heritage Assets**
	Amend Key Statement EN5: Heritage Assets to read as follows:
	~~There will be a presumption in favour of the preservation of heritage assets and their settings where they are recognised as being of importance.~~
	The Historic Environment and it Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.
	This will be achieved through:
	• ~~The Authority R~~*r*ecognisi*ng*~~es~~ that the best way of ensuring the long term protection of heritage assets is to find an optimum viable use that strikes the correct balance between economic *viability* ~~or other uses~~ and ~~their~~ impact on the significance of the asset.
	• *Keeping* Conservation Area Appraisals ~~will be kept~~ under review to ensure that any development proposals *respect and safeguard* ~~are in keeping with the historic character and architectural interest of the area~~ *the character, appearance and significance of the area.*
	• *Carefully considering a*ny development proposals that adversely affect a designated heritage asset or its setting ~~will be given careful consideration~~ in line with the Development Management policies.
	• *Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
	• *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.*
	Note: final policy wording subject to agreement with English Heritage
24	**Key Statement EN5: Heritage Assets**
	Amend first sentence of 5.5 as follows:
	The SA Scoping report highlighted a need to protect and enhance the historic environment of Ribble Valley. *This includes heritage assets and their settings.*
25	**Key Statement H2: Housing Balance**
	Planning permission will only be granted for residential development providing it can be demonstrated that it delivers a suitable mix of housing that accords with the projected future household requirements and local need across the Ribble Valley as a whole as evidenced by the Strategic Housing Market Assessment. Determination of planning applications for residential development will be informed by the most recent Housing
	Needs Surveys, Addressing Housing Needs statement and the most recently adopted SHMA, to identify the type, tenure and size of residential dwellings, required at different locations throughout the borough*, as well as reference to relevant housing market information as appropriate.*

26	**7 Economy**
	Add sentence at the end of sentence 7.4 as follows:
	The Council considers Barrow Enterprise Pak to be an important employment land resource that has the significant potential to provide for economic growth and deliver sustainable development for the borough.
27	**7 Economy**
	Amend penultimate sentence of 7.4 as follows:
	"Growth at the BAe Samlesbury site is anticipated to occur given that it is a regionally significant site and now ~~intended to form~~ part of the Lancashire Enterprise Zone".
28	**Key Statement EC1: Business and Employment Development**
	Amend final sentence of last paragraph
	"The Council considers, in line with neighbouring authorities and other bodies that the BAe Samlesbury site is a regionally significant employment site with considerable potential to accommodate a variety of advanced knowledge based industries in the future. This has been recognised by the Government's ~~proposal to create~~ ***creation*** of an Enterprise Zone at this location". ***As such the site is not considered part of the boroughs general employment land supply.***
29	**Key Statement EC2: Development of Retail, Shops, and Community Facilities and Services**
	Further supporting text to be added to 7.12 as follows:
	This is predominantly led by evidence base research that confirms the requirement for the development of retail, shops and the facilities on offer. ***The NPPF identifies a range of uses that are appropriate to the town centre which contribute to their vitality and viability and include retail, leisure, commercial, office, tourism, community, cultural and residential uses.*** The Clitheroe Town Centre Masterplan will inform the preparation of more detailed policies as appropriate. Recommendations and suggestions from this work will be disseminated across the borough where applicable.
30	**8 Delivery Mechanisms and Infrastructure**
	Amend para 8.3 to add text at end of para
	Each have had the opportunity to contribute to the development of the evidence base for the LDF and in drawing up the options presented at this stage. As the preferred strategy is formed and greater certainty is established these groups and bodies will be involved further as detail is established. ***The need for infrastructure improvements has been identified in the infrastructure plan. The exact implications for infrastructure can only be determined once more detail on the location of the sites and the nature of the development is known. This allows a better understanding of the implications for infrastructure and the identification of holistic solutions in the context of all the development that is proposed in an area through the details established in the site allocations development plan document. It is clear that the phasing of development will be necessary to ensure the capacity of infrastructure can be enhanced.***

31	**8 Delivery Mechanisms and Infrastructure** Remove tenth bullet point from 8.7 - ~~Minerals and Waste Development~~
32	**Key Statement DMI2: Transport Considerations** Insert new text in second para as follows: "In general, schemes offering opportunities for more sustainable means of transport *and sustainable travel improvements* will be supported. Sites for potential future railway stations at Chatburn and Gisburn will be protected from inappropriate development."
33	**Key Statement DMI3: Development Management** Delete policy text box DMI1: Development Management ~~**To help determine planning applications and deliver the vision and objectives of the Core Strategy, the Council will apply a range of Development Management policies.**~~
34	**9 Strategic Site** Amend 3rd and 4th paragraphs of text underneath text in highlighted box Work undertaken on infrastructure planning as part of the Core Strategy process has shown that in principle, there are no significant barriers to the development and that the site is deliverable within the plan period *with appropriate phasing of the development to allow infrastructure enhancements to be co-ordinated and delivered*. It is envisaged that the site will be accessed by a minimum of two access points from the existing local highway network with a through route for public transport. The development will also ~~necessitate~~ *secure* improvements to the strategic highway network at the A59/Clitheroe Road/Pendle Road Junction. Any development should take account of the presence of *heritage assets within and in the vicinity of the site, including* the line of the Roman Road that runs through the site, which is of archaeological and historic significance. There will be a need for high quality structural landscaping to contribute a good quality development and address the landscape impacts of a development of this scale. *On the basis of currently known development in the area and regulatory requirements, United Utilities has stated that the development of this strategic site would necessitate the need for improvements in water and wastewater infrastructure and has therefore identified a need for appropriate phasing to allow for the practical implications associated with infrastructure enhancement.* The Core Strategy is seeking to identify the site in principle. ~~and t.~~The precise mix of uses, developable areas~~, and~~ development, *detailed infrastructure* requirements *and the need for phasing* will be determined in more detail in subsequent Development Plan Documents, Supplementary Planning Documents which will be subject to separate consultation and through the Development Management process.
35	**10: Development Management policies** Presentation of the text will be amended to make clearer what is policy and what is reasoned justification for all Development Management policies (chapter 10).

36	**Key Statement DMG1: General Considerations** Insert new bullet point between 6th and 7th bullet points as follows: • *"Consider the protection and enhancement of public rights of way and access".*
37	**Key Statement DMG1: General Considerations** Replace 7th bullet point: • ~~Also consider the implications of development on heritage assets such as Scheduled Ancient Monuments, listed buildings, conservation areas, registered parks and gardens.~~ • *All development must protect and enhance heritage assets and their settings.*
38	**Key Statement DMG1: General Considerations** 8th bullet point to be amended: • "With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation *hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage"*
39	**Key Statement DMG1: General Considerations** 11th bullet point to be amended: • Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, *including impact on landscape character,* as well as the effects of development on existing amenities.
40	**Key Statement DMG1: General Considerations** Add new bullet point. • *Consider the potential impact on social infrastructure provision*
41	**Key Statement DMG1: General Considerations** Bullet point one to be amended to state the following: • Be of a high standard of building design *which considers the 8 building in context principles (from the CABE/ English Heritage building on context toolkit)*
42	**Key Statement DMG1: General Considerations** Amend bullet 17 and add a new bullet 19 as follows • Consider ~~the potential impacts of development on~~ air quality and mitigate adverse impacts where possible. • The Code for Sustainable Homes and Lifetime Homes should be incorporated into schemes. • *Have regard to the availability of key infrastructure with capacity. Where key infrastructure with capacity is not available it may be*

	necessary to phase development to allow infrastructure enhancements to take place.
43	**Key Statement DMG2: Strategic Considerations** Need to insert a definition of "Settlement" within Glossary to allow full understanding of this and other policies that refer to settlement Additional paragraph to be added at end of 10.5: For the purposes of this policy the term settlement is defined in the Glossary. Current settlement boundaries will be updated in subsequent DPDs. Definitions of "consolidate", "expansion" and "rounding off" to be included in the Glossary.
44	**Key Statement DMG3: Transport and Mobility** Amend first bullet point: • "the availability and adequacy of public transport *and associated infrastructure* to serve those moving to and from the development"
45	**Key Statement DMG3: Transport and Mobility** Amend third bullet point: • Proposals which promote development within existing developed areas *or extensions to them* at locations which are highly accessible by means other than the private car.
46	**Key Statement DMG3: Transport and Mobility** Further supporting text to be added at the end of Key Statement DMG3: "In using this policy reference will be made to the Guidance on Transport Assessments. *This should also include an assessment of the impacts on existing bus and rail infrastructure, including level crossings. Where necessary developers will be expected to contribute towards improvements in public transport provision and infrastructure."*
47	**Key Statement DME1: Protecting Trees and Woodlands** Text will be added to at end of first paragraph of 10.7 as follows: *"The Council encourages successional tree planting to ensure tree cover is maintained into the future"*
48	**Key Statement DME1: Protecting Trees and Woodlands** Amend text at para. 10.10 to include additional wording. as follows: "Veteran and Ancient Trees The Borough Council will take measures through appropriate *planning conditions,* legislation and management regimes to ensure that any tree classified identified as veteran/ancient tree is afforded sufficient level of protection and appropriate management in order to ensure its long term survivability".
49	**Key Statement DME2: Landscape and Townscape Protection** Amend first sentence of 10.13:

	Development proposals will be refused which ***significantly*** harm important landscape or landscape features including
50	**Key Statement DME2: Landscape and Townscape Protection** Add new bullet point to DME2 para. 10.13 as follows: • ***Upland landscapes and associated habitats such as blanket bog***
51	**Key Statement DME2: Landscape and Townscape Protection** Add new bullet point to list a 10.13 of DME2 as follows: • ***botanically rich roadside verges (that are worthy of protection)***
52	**Key Statement DME2:Landscape and Townscape Protection:** Amend second sentence of final paragraph of 10.13 as follows: In applying this policy reference will be made to a variety of guidance including the Lancashire County Council Landscape Character Assessment, ***the AONB Landscape Character Assessment 2010*** and the AONB Management Plan.
53	**Key Statement DME3: Sites and Species Protection and Conservation** Amend final two sentences of 10.14 as follows: In terms of the protection of the soil resource and high quality agricultural land development and land management practices should seek to avoid soil erosion; avoid contamination of land and promote restoration, protect the peat resource and recognise the importance of peat in particular for its carbon sequestration value, ***water quality improvements for both drinking water and biodiversity, reduction of local flood risk and reduction of moorland wildfire risk. The*** ~~and recognises the~~ important link between soil quality, the natural environment and the landscape ***should be recognised.***
54	**Key Statement DME4: Protecting Heritage Assets** Amend opening sentence of Key Statement DME4 as follows: 10.15 In considering development proposals the Council will make a presumption in favour of the ~~preservation of important~~ ***protection and enhancement of*** heritage assets and their settings.
55	**Key Statement DME4: Protecting Heritage Assets** Amend text at 10.15 of DME4 **Conservation Areas** Proposals within or closely related to Conservation Areas should not harm the Area. This should include considerations as to whether it ~~is in keeping with~~ ***respects and safeguards*** the architectural and historic character of the area as set out in the relevant Conservation Area Appraisal. Development in these areas will be strictly controlled to ensure that it ~~reflects~~ ***respects*** the character of the area in terms of ***its location,*** scale, size, design and materials and ~~also respects trees and important open space~~ ***existing buildings, structures, trees and open spaces.*** . In the Conservation Areas there will be a presumption in favour of the preservation of elements that make a positive contribution to the character or appearance of the Conservation Area.

	Listed Buildings and Other Buildings of Significant Heritage Interest Development proposals on sites within the setting of listed buildings or buildings of significant heritage interest, which cause visual harm to the setting of the building, will be resisted. Any proposals involving the ~~partial or full~~ demolition ~~of~~ *or loss of important historic fabric from* listed buildings will be refused unless it can be demonstrated that this is unavoidable. **Registered *Historic* Parks and Gardens of Special Historic Interest *and other Gardens of Significant Heritage Interest*** ~~Developments within or immediately adjacent to registered parks and gardens will be expected to take their special qualities into account and, where appropriate, to make a positive contribution to them~~. ***Proposals affecting Registered Historic Parks and Gardens and Other gardens of significant heritage interest, or their settings, should respect and safeguard their character.*** **Scheduled Monuments** Applications for development that would impact a Scheduled Monument will need to demonstrate that they have taken the particular importance of the monument and its setting into account and that Scheduled Monument Consent has either already been obtained or is likely to be granted.~~Planning Policy Statement 5 (PPS5) and its associated practice guide~~, *National policy* gives additional policy guidance on dealing with both designated and undesignated heritage assets, and will be applied by the Council when determining proposals. Proposals that affect such site*s* as those mentioned above should also give adequate consideration of how the public understanding and appreciation of such sites could be improved. Note: final policy wording subject to agreement with English Heritage
56	**Key Statement DME4: Protecting Heritage Assets** Include the following text at the end of policy DME4 (new paragraph following paragraph relating to Scheduled Monuments) *In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:* *a) Monitoring heritage assets at risk and;* 　*i) supporting development/ re-use proposals consistent with their conservation;* 　*ii) considering use of legal powers (Building Preservation Notices, Urgent Works Notices) to ensure the proper preservation of listed buildings and buildings within conservation areas.* *b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings* *c) production of design guidance* *d) Keeping conservation area management guidance under review* *e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.* Note: final policy wording subject to agreement with English Heritage
57	**Key Statement DME5: Renewable Energy** Delete second bullet point at 10.16 (it is a repeat of the first) ● ~~The immediate and wider impact of the proposed development on the landscape, including its visual impact and the cumulative impacts of development~~

58	**Key Statement DME5: Renewable Energy** Add additional bullet point at 10.16 • ***The potential impact on biodiversity***
59	**Key Statement DME5: Renewable Energy** Add further sentence to the end of second paragraph of 10.16 as follows: This target will be uprated in line with national targets. Implementation of this requirement will be monitored and enforced by the planning authority. ***The Council will also have regard to the AONB Renewable Energy Position Statement 2011 in assessing proposals.***
60	**Key Statement DME5: Renewable Energy** Add reference to Biological Heritage Sites to penultimate paragraph of 10.16 as follows: "Development proposals within or close to the AONB, Sites of Special Scientific Interest, Special Areas of Conservation and Special Protection Areas, notable habitats and species, Local Nature Reserves, ***Biological Heritage Sites*** or designated heritage assets and their setting will not be allowed unless:"
61	**Key Statement DME 6 Water Management** Add new para at end All applications for planning permission should include details for surface water drainage and means of disposal based on sustainable drainage principles. The use of the public sewerage system is the least sustainable form of surface water drainage and therefore development proposals will be expected to investigate and identify more sustainable alternatives to help reduce the risk of surface water flooding and environmental impact.
62	**Key Statement DMH2: Gypsy and Traveller Accommodation** Amend final bullet point and add two additional bullet points as follows: • Proposals must have good access ***and not have an adverse impact on highway safety*** • ***Proposals should not place undue pressure on local infrastructure and services*** • ***Proposals are not located in areas at high risk of flooding*** •
63	**Key Statement DMH3 Dwellings in the Open Countryside** Amend title to **Dwellings in the Open Countryside and AONB** Also amend para 10.20 first sentence to Within areas defined as Open Countryside ***or AONB*** on the proposals map…" Also amend final para to: The creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused ***on the basis of un-sustainability***.

| 64 | **Key Statement DMH4: The Conversion of Barns and Other Buildings to Dwellings**

Add to the following bullet point after first five bullet points at 10.21

- ***That any existing nature conservation aspects of the existing structure are properly surveyed and where judged to be significant preserved or, if this is not possible, then any loss adequately mitigated.*** |
|---|---|
| 65 | **Key Statement DMH5: Residential and curtilage extensions**

Add in the following at the start of the last sentence in 10.22 (DMH5)

***Any existing nature conservation aspects of the existing structure should be properly surveyed and where judged to be
Significant preserved or, if this is not possible, then any loss adequately mitigated****.*

Also amend last para to

Proposals to extend a curtilage in other circumstances will not be approved other than where it will support the health of the local economy ***or for highway safety reasons.*** |
| 66 | **Key Statement DMB4: Open Space Provision**

Text at second sentence of para 10.26 to be amended as follows:
On all residential sites of over 1 hectare, the layout will be expected to provide adequate and usable public open space. ***On a site-by-site basis,*** the Council will also negotiate for provision on smaller sites, or seek to secure ~~a~~ ***an off-site*** contribution towards provision for sport and recreational facilities or public open space within the area where the overall level of supply is inadequate. |
| 67 | **Key Statement DMB5: Footpaths and Bridleways**
Add new sentence at the end of the first sentence at para. 10.27 as follows:
"In situations where a public right of way will inevitably become less attractive (due to adjacent/surrounding development), the policy should require compensatory enhancements such that there is a net improvement to the public right of way network." |
| 68 | **Key Statement DMR2: Shopping in Longridge and Whalley**
Amend policy as follows:
"Proposals for new small scale shopping developments ***including expansion of existing facilities*** will be approved on sites which are physically closely related to existing shopping facilities. All proposed shopping developments~~,~~ will be subject to other relevant policies in the plan and the Borough Council will have particular regard to the effect of the proposals on the character and amenities of the centre and the consequences in respect of vehicular movement and parking.

Longridge and Whalley will continue to be the other main shopping areas of the Borough. Their size and facilities are more closely related to local shopping needs than those of Clitheroe. ***However it is recognised that Longridge serves a wide hinterland.*** This may change…" |
| 69 | **11: Monitoring**
1. Respect, protect and enhance the high quality environment and biodiversity in the Borough:
Amend source of monitoring indicator 1.4 from ~~LCC~~ to '***AMR***' |

70	**11: Monitoring** 1. Respect, protect and enhance the high quality environment and biodiversity in the Borough: Add new indicators 1.5 and 1.6 to monitoring framework: *1.5 Number of applications granted contrary to Natural England advice* *1.6 The number or proportion of the population that has full access to the requirements of the Accessible Natural Green space Standard.*
71	**12 Glossary** Definition of Biological Heritage Site to be amended: **BIOLOGICAL HERITAGE SITE -** ~~A national designation~~ *A county designation given weight through the NPPF* that carries with it certain obligations on the Local Planning Authority when formulating policy or assessing planning applications.
72	**12 Glossary** Definition of "community facilities" to be added to glossary as follows: *Community Facilities: Facilities which provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community*
73	**12 Glossary** Definition of "Heritage Assets", "Setting of Heritage Assets" and "Significance (for Heritage Policy)" to be added to glossary as per NPPF as follows: *"Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).* *Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.* *Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*
74	**12 Glossary** **Add following definition:** *Elderly provision: Generally taken as provision for people aged 55 years or over.*
75	**12 Glossary** Amend following definition: **FIVE-YEAR SUPPLY -** Each Local Planning Authority is required to demonstrate a five-year supply of land for housing *based upon the appropriate strategic requirement. The five year supply position is monitored on a quarterly basis.*.

	~~Ribble Valley is required to provide 161 residential units each year and therefore is required to demonstrate that 805 units (161x5) can be provided~~. If a five-year supply cannot be demonstrated then it becomes difficult to resist applications for residential development, even if they are not suitable.
76	**12 Glossary** Remove references to: • ~~PPS – Planning Policy Statements~~ • ~~PPS1~~ • ~~PPS 3~~ • ~~PPS12~~ • ~~PPS 25~~
77	**12 Glossary** Add reference to: ***NPPF- National Planning Policy Framework. This contains the Government's planning policies for England and must be taken into account in preparing local and neighbourhood plans and is a material consideration in planning decisions. The NPPF was issued in March 2012 and supersedes guidance formerly contained in Planning Policy Statements and Guidance (PPS and PPGs).***
78	**12 Glossary** Add a definition of "Settlement". This will be the definition currently used in the District Wide Local Plan (see page 13, para 3.2.15 of the Local Plan) which was used to define village boundaries in the area and is considered to remain an adequate guide to settlements. It is ***A settlement for the purposes of this plan is an area that:*** • ***Includes all properties physically linked to the main (built) part of the settlement*** • ***Includes all undeveloped areas of existing planning consents relating to the settlement*** • ***Includes residential curtilages*** • ***Boundaries do not include properties separated from the main body of the settlement by areas of open land not forming a residential curtilage*** • ***In most cases single depth development (ribbon development) along roads leading out of settlements will be excluded unless they are physically well related to the settlement***
79	**12 Glossary** Add definitions of ***Consolidation, Expansion and Rounding off*** (as per saved Local Plan)
80	**12 Glossary** Replace reference to ~~Affordable Housing Memorandum of understanding (AHMU)~~ with ***Addressing Housing Need.***
81	**12 Glossary** Add to definition of Open Countryside This is a designation ***currently defined*** within ***the proposals map of*** the RV Districtwide Local Plan mainly of land outside Settlement Areas but not designated Greenbelt or AONB.

82	**13 Evidence Base Documents** Add new sentence under chapter heading. Create new 13.1. Text as follows: *13.1 In addition the Council has drawn on information submitted through extensive consultation, which is available for reference.*
83	**13 Evidence Base Documents** Add: **Addressing Housing Need in Ribble Valley June 2011 (RVBC)** **CABE/English Heritage Building in Context Toolkit** **Employment Land position Statement June 2011 (RVBC)** **Forest of Bowland AONB Renewable Energy Statement 2011** *G6 Essential Open Space Designation Audit 2011 (RVBC)* *LCC Historic Environment Record* *LCC Extensive Urban Survey reports*
84	**15 Appendices** Amend footnote 20 at 15.1 of Appendix 2 to explain which are the other 32 settlements
85	**15 Appendices** Amend figures for housing requirement and distribution to reflect most up to date monitoring period (June 2012) once figures are ready for insertion.
86	**Miscellaneous** Any other minor textual/typographical/editorial/factual updates
87	**Miscellaneous** Amend any necessary issues relating to compliance with NPPF in relation to Wildlife Trust comments or other.
88	**Miscellaneous** Development Management policies: need to clarify what is policy/supporting text

SCHEDULE OF AMENDMENTS MADE FOR CLARIFICATION, EDITORIAL/FORMATTING OR TECHNICAL ACCURACY

PARA NO	AMENDMENT
1.2	Editorial changes to update - para 1.2 to read: ~~1.2~~The Council, in preparing its LDF, has <u>had</u> regard to policies set out in<u> the</u> ~~n~~National ~~Planning Policy Statements (PPSs)~~<u>Planning Policy Framework </u> –that provide<u>s</u> government policy on a wide range of issues such as the environment, housing and so on. ~~In addition Government has consulted on a new National Planning Policy Framework (NPPF) that will replace previous guidance. This draft plan has been prepared with the intention that this draft is consistent with the draft policy proposals. The Council will of course have to ensure, once the NPPF is formally published that our Core Strategy does not conflict with it.~~
1.3	Editorial changes to update - para 1.2 to read: ~~1.3~~Although the plan making system is different, it continues to maintain an approach that supports public involvement and community engagement. The Council has ~~already~~ undertaken a number of periods of consultation to inform our plan making and ~~we are~~<u>have </u> –now ~~moving towards some important stages with which you can get involved and contribute to planning for the area's future.~~<u>reached the stage where the Council has decided what the development plan for the area should be.</u> ~~Our current work is focusing upon the production of the Core Strategy, which this document deals with.~~ <u>This document represents the Core Strategy which will form a key part of the LDF for the borough.</u>
1.6	Delete "Draft" from second sentence.
1.8	Add in new last sentence: ~~1.8~~<u>It is now at an advanced stage of preparation and the next step is to submit the document to the Secretary of State for examination.</u>
1.9 1.10 1.11	Edit order of paragraphs and amend paragraph 1.11 to read: <u>The Regulation 19 Core Strategy was published for a 6 week period of consultation in accordance with the Regulations. Following which representations and comments were considered, and some focussed changes identified to the document before it was considered by the Council for formal submission the Secretary of State. The comments and representation received have been used to prepare an issues report for the Inspector to consider as part of the statutory Examination process.</u>
1.18	Add in new paragraph: <u>In response to the consultation on the Regulation 19 Core Strategy and the publication of the NPPF the Council proposes some focused/minor changes to the plan. These will be subject to a separate round of consultation.</u>
1.23	Editorial update to read: ~~1.22~~This ~~has been~~ <u>was</u> undertaken simultaneously with the SA and SEA and ~~is available~~<u>was published</u> for comment in parallel with ~~this~~ <u>the</u> Regulation 19 (Core Strategy publication version) stage.

4.1	Editorial update, second sentence to read: To determine the Development Strategy for the Core Strategy, a range of options have been considered through what was the Regulation 25 stage.
4.12	Amend to clarify, paragraph 4.12 to read: The development strategy and the Core Strategy as a whole seek to deliver sustainable development. In particular this demonstrates the economic, social and environmental roles that planning has in contributing to sustainable development. This reflects the Golden Thread that runs through the National Planning Policy Framework and which underpins both plan making and decision taking by local planning authorities. The Council considers that it is important to emphasise the role of securing sustainable development and that in the light of NPPF a clear position is given by the Council on how it will seek to deliver national planning policy aspirations. This is set out in Key Statement DS2 as a core principle of the Council's approach to achieving sustainable development.
5.2	Add for clarification: The following development management policies in particular will assist implementation of this statement: DMG1, DMG2, DME1, DME2, DMH3, DMH4, DMH5.
5.3	Add for clarification: The following development management policies in particular will assist implementation of this statement: DMG1, DMG3, DME1, DME3, DME4, DME6.
5.4	Add for clarification: The following development management policies in particular will assist implementation of this statement: DMG1, DME1, DME3.
5.5	Add for clarification: The following development management policies in particular will assist implementation of this statement: DMG1, DME2, DME4, DMH4.
6.4	Add for clarification: The following development management policies in particular will assist implementation of this statement: DMG1, DMG2, DMH1, DHM3, DMH4.
6.5	Add for clarification: The following development management policies in particular will assist implementation of this statement: DMH1, DMH2, DMH3.
6.7	Add for clarification: The following development management policies in particular will assist implementation of this statement: DMH1, DMH3.
6.9	Add for clarification: The following development management policy in particular will assist implementation of this statement: DMH2.

7.6	Add for clarification: The following development management policies in particular will assist implementation of this statement: DMB1, DMB2, DMB3, DMR1, DMR2, DMR3.
7.13	Add for clarification: The following development management policies in particular will assist implementation of this statement: DMR1, DMR2, DMR3.
7.16	Add for clarification: The following development management policies in particular will assist implementation of this statement: DMB1, DMB3.
8.11	Add for clarification: The following development management policies in particular will assist implementation of this statement: DMG1, DMG3, DMH1, DMB4.
8.13	Add for clarification: The following development management policies in particular will assist implementation of this statement: DMG1, DMG2, DMG3.
	Update to reflect changes in Section 8 resulting from deletion of Key Statement. Para 10.1 and 10.3 to read:
10.1	The purpose of the Development Management Policies is to provide a mechanism to help implement the Core Strategy to attain the vision and objectives that have been identified. Against the context of an identified Development Strategy and themed spatial policies the Development Management policies will guide the principles of development within those themed headings and provide a clear approach for delivering the Core Strategy. They will help inform the decision on planning applications which will be the principle means of ensuring the successful delivery of the strategy. The Council will develop as appropriate fuller detailed guidance and policies through future Development Plan Documents and Supplementary Planning Documents as required. The Development Management key statements have been formulated to reflect national policy and the LDF evidence base.
10.3	The policy statements have been subject to consultation and ongoing development throughout the process of developing and testing the options for the development strategy. The need for Development Management policies to implement the Core Strategy is evidenced through a wide range of evidence documents with the policies themselves having been subject to consultation claiming differing stages of their preparation. Separate reports are available relating to the consultation responses and how the Council has sought to address issues raised.
DM Policies	Amend formatting of DM Policies to show policy context in capital letters. Add in explanatory text as necessary:
10.4	Add in explanatory text: This policy helps deliver the vision for the area and gives an overarching series of considerations that the Council will have regard to in achieving quality development.

10.5	Add in explanatory text:
	This policy assists the interpretation of the development strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. In establishing broad constraints to development the Council will secure the overall vision of the Core Strategy.
10.6	Add in explanatory text:
	Transport considerations are key to the delivery of sustainable development. The Council has established through this policy those aspects to be given particular regard when determining planning applications.
	Add last sentence, second paragraph:
	It also continues the opportunities recognised to extend passenger service by protecting existing station locations that could be developed to improve use of rail as a modal option.
Policy DME1 10.12	Add in explanatory text after 10.12:
	The contribution that trees and woodlands make to the character of the area is recognised by the Council to be of significance. The Council in establishing this approach to their management and protection is seeking to conserve and enhance the quality of the local area whilst recognising the need for sustainable development to be achieved.
10.13	Add in explanatory text:
	By proactively considering these important features through the development management process the Council will deliver the Core Strategy vision and support the delivery of sustainable development.
10.14	Add in explanatory text:
	By proactively considering these important features through the development management process the Council will deliver the Core Strategy vision and support the delivery of sustainable development reflecting the development strategy and key statements.
10.15	Add in explanatory text:
	The protection of heritage assets is recognised in national policy and makes a significant contribution to the character and inherent qualities of the borough. It is important to provide clear guidance on the treatment of these assets through the development management process.
10.16	Add in explanatory text:
	The delivery of renewable energy contributes to measures in support of climate change adaption and securing sustainable development. It is important that renewable energy is facilitated in a way that protects the quality of the local area yet recognises the need to support climate change adaption. This policy serves to identify where such schemes are likely to be considered acceptable.

10.17	Add in explanatory text:
	It is important to ensure the water environment including the use of water, pollution and flood risk can be adequately controlled through the development management process to deliver the development strategy and its strategic framework as envisaged in the Core Strategy.
10.18	Add in explanatory text:
	Affordable housing is a priority for the Council and the role of development management in delivering schemes that contribute appropriately to addressing local need is paramount. Details of needs are included in the Council's evidence base.
10.19	Add in explanatory text:
	The Council considers it important to have in place clear guidance to assist in the delivery of sites for gypsy and traveller accommodation to help address identified needs as shown in the Council's evidence base.
10.20	Add in explanatory text:
	The protection of the open countryside and designated landscape areas from sporadic or visually harmful development is seen as a high priority by the Council and is necessary to deliver both sustainable patterns of development and the overarching core strategy vision.
10.22	Add in explanatory text:
	The extension of curtilages can have a significant impact upon visual amenity and patterns of landuse. The Council's approach serves to ensure the impact of any proposals can be clearly assessed.
10.23	Add in explanatory text:
	The Council in accord with its vision and key statements wishes to create the right environment for business growth whilst ensuring development is sustainable.
10.24	Add in explanatory text:
	The Council in accord with its vision and key statements wishes to create the right environment for business growth whilst ensuring development is sustainable.
10.25	Add in explanatory text:
	Recreation and tourism development are often well suited to rural areas and there is a need to have in place effective measures to ensure that facilities and infrastructure can be enhanced in a sustainable way.
10.26	Add in explanatory text:
	The Council recognises the important that open space and green infrastructure makes to the quality and attractiveness of an area and the pressures that can exist to redevelopment facilities. Consequently the Council has sought to protect recognised areas of public open space and to put in place a mechanism to secure additional facilities where it is supported by evidence when considering proposals.

10.27	Add in explanatory text: The Council considers the protection and enhancement of the footpath and bridleways network to be important given the character of the area and the contribution such networks can be make to leisure, health and tourism.
10.28	Add in explanatory text: Clitheroe acts as a principle service centre for the borough. The management of its facilities and development of new capacity is vital to the delivery of the development strategy and the economic well being of the borough.
10.29	Add in explanatory text: Within the context of the development strategy and the Core Strategy vision, the Council considers it is important to manage development in these centres to reflect their characteristics and likely demand for facilities and services.