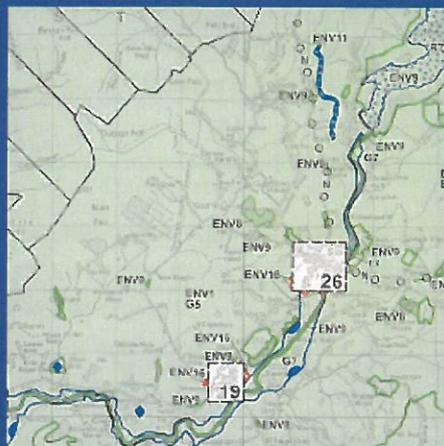
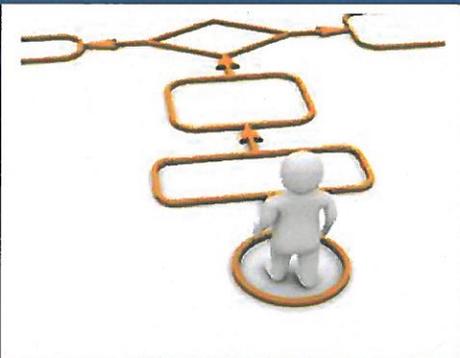




# Local Development Scheme

MAY 2014



**MAY 2014**

**Ribble Valley Borough Council**

**Local Development Scheme**

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## Introduction

The Local Development Framework will provide the basis for planning decisions in the Ribble Valley and will set the pattern for development and investment over future years. The Local Development Framework replaces the system of structure plans and local plans that previously existed.

The Local Development Scheme sets out the approach and timetable for policy preparation. The scheme will be used to monitor the Councils progress, and is intended to help manage workloads, resource requirements and to give the public and other interested parties greater opportunity for involvement in the policy process. It is formally reviewed on an annual basis through the annual monitoring report.

This Local Development Scheme is intended to guide the production of development plans within the Ribble Valley. It is a very important document because our Development Plan Documents will help to guide and shape the pattern of development within the borough. They will help form a spatial strategy for the area and will help to deliver community objectives and establish sustainable communities.

This Local Development Scheme is intended to cover the period up to the end of April 2016. The schedule explains how, and when, the Council intends to complete its Local Development Framework. The documents referred to are to be produced under the provisions of the Planning and Compulsory Purchase Act. The Local Development Framework will replace the existing Boroughwide Local Plan as the Council's development plan for the area. Until relevant policies are prepared provision has been made to treat policies as "saved" under the provisions of legislation. A schedule of the policies that are formally saved is included at Appendix 1. The publication of a new National Planning Policy Framework has introduced a series of transitional arrangements that were in place until March 2013, after which date, saved policies that are not replaced by a new Local Framework, they cease to have material weight and the national policies will form the basis of decision making.

In preparing this document the Council has considered:

- What the likely content and structure of the new Core Strategy is likely to be;
- Whether any of our Local Development Documents are likely to be prepared jointly with one or more authorities; and
- The evidence base needed to ensure that the policies are sound.

The Council's Annual Monitoring Report provides a formal mechanism to monitor progress and the need to update either the timetable or policy coverage.

## **Schedule of Proposed Local Development Documents**

Our Local Development Framework will be made up of a number of documents. The Schedule at Appendix 2 outlines their status and explains their purpose and key dates in their production.

## **Overall Programme**

The overall programme is illustrated in the GANNT chart at Appendix 3. This shows the intended programme of work.

## Profiles of Each Local Development Document.

The following tables outline the format that we propose for each of our Local Development Documents. They are aimed at providing an overview of what is proposed. The schedule at Appendix 2 provides information on key milestones.

### Development Plan Documents- Local Development Documents

Local Development Document Profile	
Document details	<ul style="list-style-type: none"> <li>• <b>Title:</b> Ribble Valley Development Plan - Core Strategy</li> <li>• <b>Role and Purpose:</b> Sets out the vision, objectives and Core Strategy for the spatial development of the area, including the framework for housing and employment land, environmental protection and will provide the framework for development management. It will also establish the strategy to deliver affordable housing</li> <li>• <b>Geographic Coverage:</b> The Core Strategy will relate to the whole of the Ribble Valley.</li> <li>• <b>Status:</b> The Core Strategy will be a Development Plan Document.</li> <li>• <b>Chain of Conformity:</b> The Core Strategy will be prepared in General conformity to the NPPF. It will reflect the Community Strategy. All other LDD's will be prepared in conformity to the Core Strategy.</li> </ul>
Timetable	<ul style="list-style-type: none"> <li>• <b>Start date:</b> Commenced</li> <li>• <b>Start of Consultation on Issues and Options (former R25):</b> Mar 2010</li> <li>• <b>Public Participation on publication draft (R19):</b> May 2012</li> <li>• <b>Submission to Secretary of State (R22):</b> Sept 2012</li> <li>• <b>Pre- Examination meeting:</b> N/A</li> <li>• <b>Target For Formal Examination:</b> Current</li> <li>• <b>Anticipated receipt of Inspectors report:</b> July 2014</li> <li>• <b>Adoption and publication:</b> August 2014</li> </ul>
Arrangements for production	<ul style="list-style-type: none"> <li>• <b>Lead Department:</b> Chief Executive's Department. <b>Management arrangements:</b> The project will be led by the Borough Council's Planning and Development Committee.</li> <li>• <b>Resources required to complete the document:</b> The main resource will be the Council's Regeneration and Housing section, which will be responsible for survey work and preparation of the document. They will also lead the public consultation exercise. Staff resources from Development Control can be called upon to help manage peaks of workload, especially in relation to the public examination.</li> <li>• <b>Approach to involving stakeholders and the community:</b> We will work with the community as much as possible, consulting in accord with the regulations and the adopted SCI. Linkages with the Parish and Town Councils will be enhanced. Close liaison will be maintained with the Local Strategic Partnership and various Market Town/Village action groups that have been established, as well as neighbouring authorities and relevant consultation bodies and agencies.</li> </ul>

Local Development Document Profile	
Document details	<ul style="list-style-type: none"> <li>• <b>Title:</b> Proposals map.</li> <li>• <b>Role and Purpose:</b> This will illustrate the Core Strategy and DPD policies. It will show (on an Ordnance Survey base) the main proposals, designations and locations and areas where specific policies or action area plans will apply.</li> <li>• <b>Geographic Coverage:</b> The Proposals Map will relate to the whole of the Ribble Valley.</li> <li>• <b>Status:</b> The Proposals Map will be a Development Plan Document.</li> <li>• <b>Chain of Conformity:</b> The Proposals map will conform to the Core Strategy. It will be updated at the same time as any DPD is adopted to illustrate on a geographic basis the application of the policies in the DPD or revisions.</li> </ul>
Timetable	<ul style="list-style-type: none"> <li>• The proposals map will be produced following adoption of the Core Strategy.</li> </ul>
Arrangements for production	<ul style="list-style-type: none"> <li>• <b>Lead Department:</b> Chief Executive's Department.</li> <li>• <b>Management arrangements:</b> The project will be led by the Borough Council's Planning Committee.</li> <li>• <b>Resources required to complete the document:</b> The main resource will be the Council's Regeneration and Housing section. It is proposed that the Proposals Map will be produced in a digital format to enable access through the Council's web site and the Planning Portal. Specialist Map producers will be used in its production.</li> <li>• <b>Approach to involving stakeholders and the community:</b> We will work with the community as much as possible consulting in accord with the regulations and the adopted SCI. Linkages with the Parish and Town Councils will be enhanced. Close liaison will be maintained with the Local Strategic Partnership and various Market Town/Village action groups that have been established, as well as neighbouring authorities and relevant consultation bodies and agencies.</li> </ul>
Document details	<ul style="list-style-type: none"> <li>• <b>Title:</b> Housing and Economic Development DPD (Allocations)</li> <li>• <b>Role and Purpose:</b> This will provide more detailed policy coverage on key issues related to the economy and housing. It will include relevant allocations and design policies. The DPD will also provide the planning policy framework for the town centres of Longridge and Clitheroe, and establish constraints and allocations relating to wider environmental matters, and land uses emerging from the Core Strategy.</li> <li>• <b>Geographic Coverage:</b> Borough-Wide.</li> <li>• <b>Status:</b> This will be a Development Planning Document.</li> <li>• <b>Chain of Conformity:</b> It will conform to the Core Strategy.</li> </ul>
Timetable	<ul style="list-style-type: none"> <li>• <b>Start date:</b> Commenced</li> <li>• <b>Pre-production/Survey:</b> On going</li> <li>• <b>Start of Consultation on Issues and Options (R18):</b> September 2014</li> <li>• <b>Public Participation on publication draft (R19):</b> Feb 2015</li> <li>• <b>Submission to Secretary of State (R22):</b> June 2015</li> <li>• <b>Pre-Examination meeting:</b> August 2015</li> <li>• <b>Target For Formal Examination:</b> November 2015</li> <li>• <b>Anticipated receipt of Inspectors report:</b> Feb 2016</li> <li>• <b>Adoption and publication:</b> April 2016</li> </ul>

<p>Arrangements for production</p>	<ul style="list-style-type: none"> <li>• <b>Lead Department:</b> Chief Executive's Department.</li> <li>• <b>Management arrangements:</b> The Borough Council's Planning Committee will lead the project.</li> </ul> <p><b>Resources required to complete the document:</b> The main resource will be the Council's Regeneration and Housing section.</p> <ul style="list-style-type: none"> <li>• <b>Approach to involving stakeholders and the community:</b> We will work with the community as much as possible consulting in accord with the regulations and the adopted SCI. Linkages with the Parish and Town Councils will be enhanced. In particular we will work with RSL's, planning agents, architects (through our regular agents meetings) and the building industry.</li> <li>• This DPD will provide more detailed policy coverage on housing and economic development issues including relevant design considerations. It will be the DPD that will provide for site allocations and in doing so will be the tool through which settlement boundaries will be updated as a result of development or proposed allocations. It will provide the policy framework for the town centres of Longridge, Whalley and Clitheroe.</li> <li>• The allocations will establish the areas of growth across the borough in detail reflecting the Core Strategy and sustainability principles in identifying the locations and extent of new development.</li> </ul>
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## **Supporting Statement.**

### **Structure of the Local Development Framework.**

#### **Core Strategy.**

The Council's Local Development Framework will incorporate a Boroughwide Core Strategy. This will provide strategic policies aimed at guiding the spatial pattern and broad scale of development within the borough. It will also provide as part of its implementation mechanism more detailed Development management policies to help guide subsequent development plan documents and to inform decisions on planning applications. The key elements of this will be a settlement strategy concentrating the bulk of new development to the larger settlements of the borough, Clitheroe and Longridge and Whalley. This is because these centres provide the most sustainable opportunities to meet development needs, and they also have areas of previously developed land capable of accommodating new development. Greenfield land release will be a consideration however in view of the very limited supply of previously developed land.

In addition, there is a recognised desire to see development distributed in the borough to reflect opportunities for growth in the borough's settlements to reflect their existing scale, relative to each other, the need to support sustainable growth and the desire to protect important natural and built heritage assets. This also incorporates local views regarding a broader distribution of development across the borough.

There will be a strong emphasis on environmental protection and enhancement and clear policies to be applied to all developments will be incorporated into the Core Strategy. It is not our intention to repeat government policy statements referred to in NPPF, but we will acknowledge where they need to be taken into account.

The Core Strategy will establish clear targets for the scale of new development in relation to issues such as housing and employment land, and will identify the intended spatial approach. It will also establish the basis upon which affordable housing will be delivered. This will be done in conformity to the NPPF.

We will ensure that the Core Strategy contains policies that facilitate the delivery of new or improved social infrastructure, either through site-specific reference or the introduction of criteria based policies. We will work with the relevant providers to ensure that their requirements are taken into account in the land-use planning framework with particular consideration given to health and education facilities, and ensure that consideration is given to the phasing of new development to address infrastructure needs.

The preparation of the Core Strategy is closely integrated with the Council's Community Strategy.

### **Other Development Plan Documents**

The Council has already identified one Development Plan Document other than the Core Strategy and proposals map to be delivered in the timeframe covered by the scheme. The Housing and Economic DPD will be a key tool by which the Core Strategy vision, objectives and overarching policy framework will be implemented. It will provide detailed allocations for development sites, will be the opportunity to review and revise settlement boundaries and will, through that process, be the principal mechanism by which the level of growth across the borough's settlements will be established to reflect the Core Strategy. It will also be the tool through which more detailed work relating to Clitheroe town centre as part of the Council's master planning and regeneration work will be delivered as well as providing further detailed policy guidance in relation to housing and economic issues as necessary.

Recent work being undertaken in relation to open space and leisure facilities in conjunction with Sport Lancashire has identified a need to establish further policy guidance on these issues and it is anticipated that a DPD dealing with these matters will be prepared. At this stage, pending the conclusion of review work, no programme has been agreed for this document.

### **Evidence Base**

The evidence base is seen as a critical part of the process and extensive work has been undertaken to produce a clear and robust evidence base that will inform the preparation of the framework. This will incorporate baseline data in relation to:

- Housing Land Availability; - Produced quarterly
- Strategic Housing Land Availability Assessment;- published
- Housing needs survey information; - Rolling Programme
- Housing Market Assessment; - Published
- Employment land availability; -Published
- Retail Base Data; - Published
- Environmental baselines - e.g. SSSI's, Biological Heritage Sites, RIGS, Conservation Areas, Listed Buildings etc, Biodiversity, and quality of life indicators. Ongoing
- Flood Risk Assessment - Ongoing
- Infrastructure Plan - Ongoing

The evidence base will be kept up to date as resources and priorities allow.

The evidence base will also form an important element of the sustainability appraisal process.

### **Sustainability Appraisal**

Sustainability Appraisal incorporating Environmental Assessment to comply with regulations will be built into the detailed project planning for each document. The Council recognises the benefits of commencing appraisal work in parallel with the preparation of the policy documents not least to ensure that the implications of policy options and choices are as fully understood as possible.

Work has already been undertaken through a joint working partnership of 5 local authorities with a baseline report being prepared and this has since been refreshed to keep information up to date. Sustainability reports will be prepared for each LDD and will be subject to consultation to enable the appraisal to be read alongside the emerging DPD.

### **Resources**

The Councils' Regeneration and Housing section incorporates the Core Strategy function in relation to planning policy. It also includes strategic housing, regeneration and strategic partnership working. The principle staff resource comprises a full-time Assistant Planner and a Senior Planning Officer (Job Share) together with the Head of Service as lead officer. Additional resources are drawn as available from relevant section staff and Development Management.

Consultants are engaged on specific projects where there is a lack of in house capacity.

The section has a small operating budget provision to carry out its functions, however the Local Development Scheme will inform the Council's annual budget rounds and financial planning process. Housing and Planning Delivery Grant is set aside to fund key work within this LDS. The Council has also undertaken successful joint working with other authorities and partners to deliver the programme.

### **Monitoring and Review**

The LDF will be subject to an annual monitoring and review process. We intend to incorporate SMART targets into the documents we produce. In addition to this we will also use the Council's Risk Management systems to ensure that this issue is fully taken into account and that our systems are capable of being altered to take account of changing contingencies.

### **Risk Assessment**

In reviewing and preparing the Local Development Scheme it was found that the main areas of risk relate to:

- **Staff Turnover.** Staff resources are very limited, consequently any turnover of staff, given the normal operational time to recruit and replace will have an impact on the programme.
- **Competing Corporate Priorities.** This will remain an issue but Senior Officers and Members are aware of the need to ensure sound planning policies are put in place and have sought to maintain progress on the Core Strategy in the face of significant development pressures and changing national policy and legislation. Commitment to the process is explicit within the Council's Corporate Strategy.
- **Legal Challenge.** We will minimise this by aiming to ensure that DPDs are "sound" and founded on a robust evidence base and well-audited stakeholder and community engagement systems.
- **Programme Slippage.** We will continue to monitor our programme.
- **Changing National Policy.** The Council will need to take account of changes in policy or legislation. Risks and impacts have previously been identified where changes have introduced delay as the Council has had to address the impacts of requirements. Significant changes introduced through publication of new national policy, introduces the risk of existing work no longer being compliant and the need to amend the content of work progressed. Delays in progress may have an impact on other objectives for the Council.

### **Monitoring and Review of this Document**

The Borough Council will aim to keep this schedule up to date. Changing circumstances may lead to a position where priorities are altered or it may be necessary to introduce new documents into the framework. In addition to this it is essential that we monitor progress so that any problems in delivering on the timescale set out in the document are identified and addressed at an early stage. An annual monitoring process will be undertaken and the Council will publish a formal report.

## APPENDICIES

## APPENDIX 1

### RIBBLE VALLEY DISTRICTWIDE LOCAL PLAN SAVED POLICIES

POLICY	DESCRIPTION
<b>General Policies</b>	
G1	Development Control
G2	Wilpshire, Clitheroe, Billington, Longridge and Whalley
G3	Mellor Brook, Read and Simonstone
G4	Remainder of the settlements
G5	Outside the main settlements
G6	Essential Open Space
<b>Environment</b>	
ENV1	Area of Outstanding Natural Beauty (ANOB)
ENV2	Forest of Bowland
ENV3	Open Countryside
ENV4	Green Belt
ENV5	Open Land
ENV6	Agricultural Land
ENV7	Species Protection
ENV8	Sites of Special Scientific Interest
ENV9	Other Important Wildlife Sites
ENV10	Nature Conservation
ENV11	Regional Important Geological Sites
ENV12	Ancient Woodland
ENV13	Landscape Protection
ENV14	Archaeological and Historic Heritage
ENV16	Conservation Development Control
ENV17	Conservation additional information
ENV18	Demolition of buildings within a Conservation Area
ENV19	Development of Listed Buildings
ENV20	Demolition (or partial) of Listed Buildings
ENV21	Historic Parks and Gardens
ENV23	Telecommunications
ENV24	Renewable Energy
ENV25	Assessment for Renewable Energy
ENV26	Wind Energy
<b>Housing</b>	
H2	Dwellings in the Open Countryside
H3, H4, H5, H6	Conditions to Agricultural Dwellings
H9	Extended Family Accommodation
H10	Residential Extensions
H12	Curtilage Extensions
H14	Rebuilding/Replacement Dwellings in the Countryside
H15	Barn Conversions - Location
H16	“ Building
H17	“ Design
H19	Housing Needs Large Sites in Main Settlements and Allocated Sites
H20	“ Sites outside settlements + on all sites other than infill plots within village boundaries

POLICY	DESCRIPTION
H21	“ Supplementary information
H22	Gypsy Sites
H23	Removal of Holiday Let Conditions
<b>Industrial Employment</b>	
EMP2 + EMP3	Salthill Site
EMP4	Chapel Hill
EMP7	Extensions/Expansions within the main settlement
EMP8	Extensions/Expansions outside the settlements
EMP9	The Conversion of Barns and Other Rural Buildings for Employment Use
EMP11	Loss of Land for Employment
EMP12	Proposed Agricultural Diversification
<b>Recreation and Tourism</b>	
RT1	General Policy
RT2	Small Hotels and Guest Houses
RT3	The Conversion of Buildings for Tourism
RT4	Camping Barns
RT5	Caravans
RT6	Touring Caravans
RT8	Open Space
RT10	Protect Open Space
RT18 + RT19	Footpaths and Bridleways
<b>Transport and Mobility</b>	
T1	Development Proposals
T7	Parking Provision
T10	Provisional Stations at Gisburn + Chatburn
T11	Freight Transport
<b>Shopping</b>	
S1	Within main Shopping Centre, Clitheroe
S2	Outside main shopping area, Clitheroe
S3	Shop Frontage
S4	Whalley and Longridge
S6	Change of Use
S7	Farm Shops
S11	Temporary Retailing
<b>Area Policies</b>	
A1	Primrose Lodge
A2	Brockhall Village
A3	Calderstones

# APPENDIX 2

## Schedule 1 Local Development Documents

### A. Summary information and timetable

Document Title	Brief Description	Chain of Conformity	Start	Adoption
Statement of Community Involvement LDD	Document setting out standards and approach to involving stakeholders and the community in the production of the LDD.	The statement builds upon existing partnerships and will forge close links to the Ribble Valley Community Strategy.	April 2005	Adopted 2007 The SCI is subject to revision to reflect recent legislative changes.
Core Strategy DPD	Sets out the vision, objectives and Core Strategy for the spatial development of the area, including the framework for housing and employment land, environmental protection and will provide the Policy for Development Management. It will also establish the strategy to deliver affordable housing.	General conformity to National Planning Policy Framework. The strategy will also reflect the Community Strategy. All other LDD's to be in conformity to Core Strategy.	Commenced	August 2013
Proposals Map DPD	This will illustrate the LDD's policies. It will show (on an Ordnance Survey base) the main proposals, designations and locations and areas where specific policies or action area plans will apply.	Will reflect policies within all LDD's.	N/A	N/A
Housing and Economic Development DPD	This document will provide greater policy detail to support the Core Strategy including relevant allocations, design considerations and town centre and retail policies for Longridge and Clitheroe. It will establish up to date settlement boundaries and the anticipated amount of growth across settlements.	General conformity to PPS's and PPG's where relevant. The strategy will also reflect the Community Strategy.	Commenced April 2007 Shares elements of CS evidence base. Call for sites anticipated Dec 2012	April 2016

**B. Detailed timetable**

Document Title	Target start	Date for Pre Publication Consultation Regulation 18	Date for Publication Regulation 19	Date for submission to Secretary of State Regulation 22	Target Date for Formal Examination	Anticipated Receipt Inspectors Report	Date for proposed adoption
Core Strategy DPD	Commenced				Jan 2014	July 2014	Aug 2014
Housing and Economic Development DPD	Commenced (Economic Development element Start April 2007)	Sept 2014	Feb 2015	June 2015	Nov 2015	Feb 2015	April 2015
Proposals Map DPD	To fit with above programme	To fit with above programme	To fit with above programme	To fit with above programme	To fit with above programme	To fit with above programme	To fit with above programme

Statement of Community Involvement was adopted in 2007. The Council has updated the statement to reflect recent legislation changes.

# APPENDIX 3

Local Development Framework Timescale

	2014												2015												2016											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Local Development Documents																																				
Development Plan Documents																																				
Core Strategy																																				
Housing and Economic Development																																				
Proposals Map- to follow programme																																				

**Key - Development Plan Documents (DPDs)**

- Date for Pre-Publication consultations (regulation 18)
- Publication ( Consultation - regulation 19)
- Date for submission to Secretary of State (Regulation 22)
- Pre-Examination meeting
- Target Date for Formal Examination
- Anticipated receipt of Inspectors Report
- Date for proposed adoption

Local Development Scheme 2014



