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Borough Council

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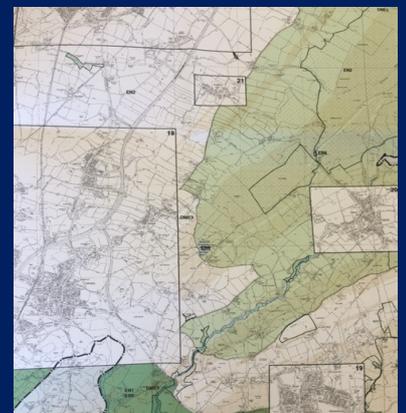
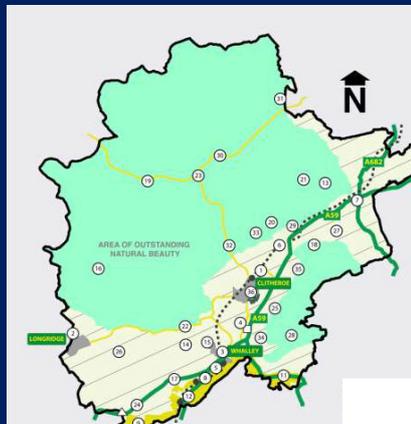
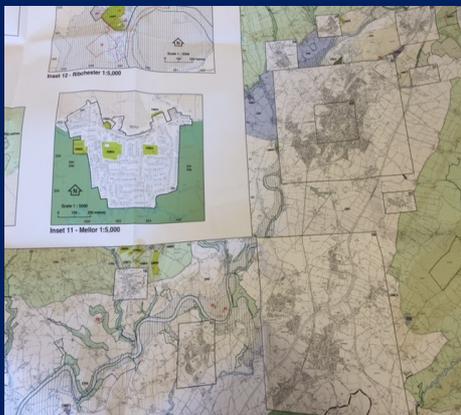
Ribble Valley

Borough Council

A Local Plan for Ribble Valley 2008-2028

Regulation 22 submission

Final changes to the draft Proposals Map



July 2017

HOUSING AND ECONOMIC DEVELOPMENT DPD

Submission document (Regulation 22)

Final changes to the Proposals Map

BACKGROUND

This document has been prepared by Ribble Valley Borough Council to satisfy the requirements of the Town and County Planning (Local Planning) (England) Regulations 2012. It refers in particular to Regulation 17 that requires the authority to produce as one of the proposed submission documents a submission policies map if the adoption of the DPD would result in changes to the adopted policies map.

The draft Proposals Map represents updates to the various designations within the now superseded Districtwide Local Plan (DWLP) in 1998 along with any new designations, such as those relating to minerals and waste, that have subsequently emerged since 1998. The draft Proposals Map (published August 2016) therefore presents all changes that were made as part of the adopted Core Strategy. Amendments subsequent to the Regulation 18 consultation however are set out in this document. Once examined and adopted, the draft Proposals Map will then be re-printed incorporating the amendments set out in this document. This will only be undertaken after adoption to save on resources.

[Consultation on the draft Proposals Map, which was published as part of the Regulation 18 stage](#) between August and October 2016, led to a number of representations being made which sought changes to a variety of elements including Settlement Boundaries and Open Space designations. A further round of consultation took place between April and June 2017 on the [Regulation 19 Publication stage, wherein a 'Resultant Changes to the Proposals Map'](#) was made available for comment.

This document therefore represents all the changes being proposed to the Draft Proposals Map. If all these changes are accepted following the Examination in Public, a final set of Proposals Maps will be produced for adoption stage.

SPECIFIC CHANGES TO THE PROPOSALS MAP

In some instances, previous consultation at Regulation 18 stage on the draft Proposals Map showed that amendments to the cartography will be necessary. These changes are set out in Table 1.

Table 1: Changes to the Proposals Map (changes following Reg 18 consultation)

Change to be made	Location	Proposals Map or Inset Sheet
Proposed change to settlement boundary	Western boundary of Hurst Green	Sheet 3 Inset 16 (see Map 1 below)
Proposed change to settlement boundary	Northern boundary of Barrow	Sheet 6 Inset 18 (see Map 2 below)
Proposed housing land allocation and resultant change to settlement boundary	North-eastern boundary of Mellor	Sheet 3 Inset 11 (see Maps 3a and 3B below)
Proposed housing land allocation and resultant change to settlement boundary	Eastern boundary of Wilpshire	Sheet 5 Inset 14 (see maps 4a and 4b below)
Proposed additional open space sites (with the exception of one small parcel)	A series of sites within the settlement boundary and adjacent to its western boundary - Brockhall	Sheet 5 Inset 17 (see Map 5 below and Map 16)
Proposed additional Open Space sites	West of Langho	Sheet 3 A59 Corridor Map (see Map 6 below)
Proposed additional open space site	Pimlico Road, Clitheroe	Sheet 4 Inset 22 (see Map 7 below)
Proposed withdrawal of open space site	Site south of Pendle Street , Sabden	Sheet 6 Inset 20 (see Map 8 below)
Proposed employment land allocation	Sykes Holt, west of Mellor Brook	Sheet 3 A59 Corridor Map (see Map 9 below)
Proposed employment land allocation	Time Computers, Simonstone	Sheet 3 A59 Corridor Map (see Map 10 below)
Proposed employment land allocation	Higher College Farm, east of Longridge	Sheet 4 Inset 8 and Sheet 3 A59 Corridor Map (see Map 11 below)
Proposed addition to Principal Shopping Frontage	Market Place, Clitheroe	Sheet 4 Inset 23 (see map 12 below)
Change to policy codes relating to open space sites from incorrect DMB1 to correct DMB4	Open space sites in Bolton by Bowland	Sheet 2 Inset 1
Bring policy code DMB4 closer to existing marked green open space symbol and add code DMB4 to green open space site adjacent to St Wilfrids Primary School	Ribchester eastern open space site east of Primary School site and open space site adjacent to St Wilfrid's school itself.	Sheet 3 Inset 12

Table 2: Changes to the Proposals Map (changes following Reg 19 consultation)

Bring policy code DMB4 closer to existing marked green open space symbol	Sawley open space site	Sheet 5 Inset 30
Amend boundary of Allocation HAL2 to exclude woodland area.	Land at Wilpshire (Allocation HAL2)	See Map 13 below (amendment to Maps 4A and 4B shown at Regulation 18 stage).
Amend settlement boundary to include permitted dwelling under construction.	Land adj. Black Bull in Pimlico, Clitheroe	See Map 14 below
Withdraw Open Space policy code DMB4.	Land East of Lowood, Newton	See Map 15 below
Withdrawn small portion of open space on western boundary of settlement (further amendment to Map 5)	Western boundary of Brockhall	See Map 16 below (Amendment to a change following Reg 18. Therefore a further amendment to Map 5 below).
Withdraw Open Space policy code DMB4.	Land at Barrow	See Map 17 below

Policy OS1 Sites

The adopted Proposals Map will be amended to align with Policy OS1.

In addition to the changes marked above in Table 1 a variety of open space sites that lie beyond the boundaries of the Borough's defined settlement will need to be re labelled with a new policy OS1. The reasoning for that and a list of the sites affected are set out below.

The following list of open space sites refers to those sites that appear on the Draft Proposals Map that was a part of the 2016 (Regulation 18) public consultations but lie beyond a settlement boundary, i.e. do not sit within a Ribble Valley defined settlement boundary. While given the policy code DMB4 on the Regulation 18 (2016) Proposals Map it is now considered that they are more appropriately designated under a new Policy OS1 as their current code of DMB4 is considered to be capable of interpretation as only relating to sites that lie within defined settlement boundaries. Please note that some sites may sit across two maps and are therefore referred to under the map in which they mainly lie. These sites are currently labelled with policy code DMB4 and will now be labelled with code OS1.

Sheet 1

Part of Stonyhurst College site near Hurst Green (see also Sheet 3 A59 Corridor Map site 8)

Sheet 2

(Inset 7) Chipping 1. Cricket Ground and Sports pavilion adj to northern settlement boundary.

(Inset 7) Chipping 2. Bowling Green adjacent to Swinglehurst Cottages.

(Inset 1) Bolton by Bowland 1. Site south of Skirden Bridge adj to western edge settlement boundary.

(Inset 1) Bolton by Bowland 2. Site next to Primary School adj to eastern edge of settlement boundary.

(Inset 6) Dunsop Bridge 1. Site adj to Thorneyholme Primary School.

(Inset 6) Dunsop Bridge 2. Site north of St Georges Church.

(Inset 6) Dunsop Bridge 3. Play Area north of site 2 above.

Sheet 3

(Inset 16) Hurst Green Playing Field adj to northern settlement boundary north of Smithy Row.

(Inset 12) Ribchester 1. Site north of Boyces Bridge adj northern settlement boundary.

(Inset 12) Ribchester 2. Site adj southern settlement boundary east of St Wilfrids primary school.

(Inset 11) Mellor allotments adj northern settlement boundary.

(A59 Corridor Map) 1. Site east of West Bradford village.

(A59 Corridor Map) 2. Site south of Mellor Lane east of Mellor.

(A59 Corridor Map) 8 sites or parts of sites within the grounds of Stonyhurst College. (see also Sheet 1)

(A59 Corridor Map) Site north of Chapel House Farm off Grimsargh to Longridge road.

Sheet 4

(Inset 8) Longridge 1. John Smiths Playing Fields adj to north eastern settlement boundary.

(Inset 8) Longridge 2. Playing fields east of Shay Lane adj to south western settlement boundary.

(Inset 32) Gisburn 1. Play area east of Primary school extending south across the southern settlement boundary.

(Inset 32) Gisburn 2. Site south and west of Primary School adj to southern settlement boundary.

(Inset 22) Clitheroe 1. Site adj to River on western side of settlement boundary at Low Moor.

(Inset 22) Clitheroe 2. Cemetery Waddington Road adj to western settlement boundary.

(Inset 22) Clitheroe 3. Brungerley Park north of site 2 adj and overlapping western settlement boundary.

(Inset 22) Clitheroe 4. Playing fields north east of Pendle Road on eastern side of Clitheroe.

(Inset 22) Clitheroe 5. Site running from southern most settlement boundary to Siddows Farm.

(Inset 22) Clitheroe 6. Site south of Edisford Road adj to western settlement boundary and opposite Roefield Sports Complex.

(Inset 22) Clitheroe 7. Roefield Sports complex, Edisford Road.

(Inset 22) Clitheroe 8. Site south of Edisford Bridge and immediately west of Site 6.

Sheet 5

(Inset 14) Wilpshire. Site adj to northern settlement boundary.

(Inset 19) Read and Simonstone 1. Playing field east of church adj to northern settlement boundary.

(Inset 19) Read and Simonstone 2 Cricket Ground and other facilities south of Whalley Road adj to southern settlement boundary.

(Inset 19) Read and Simonstone 3. Site immediately south of site 2.

(Inset 17) Brockhall. Site to north of settlement boundary.

(Inset 24) Waddington 1. Allotments adj to southern settlement boundary.

(Inset 24) Waddington 2. Recreation Ground adj to south western settlement boundary.

(Inset 30) Sawley. Play Area south of Abbey Ruins adj to eastern settlement boundary.

(Inset 28) Chatburn. Allotment site north of the village between Sawley Road and railway line.

Sheet 6.

(Inset 31) Rimington. Playing Fields adj to northern settlement boundary.

(Inset 26) Grindleton 1. Recreation Ground adj to eastern settlement boundary.

(Inset 26) Grindleton 2. Site immediately west of Primary school.

(Inset 26) Grindleton 3. Allotments adj to western settlement boundary.

(Inset 20) Sabden. Allotments close to south western settlement boundary.

(Inset 18) Whalley and Surrounding Area 1. Gardens of Remembrance adj northern settlement boundary of Calderstones.

(Inset 18) Whalley and Surrounding Area 2. Site adj to northern settlement boundary of Calderstones and west of 1.

(Inset 18) Whalley and Surrounding Area 3. Site west of Clitheroe Road between Barrow and Whalley.

(Inset 18) Whalley and Surrounding Area 4. Queen Elizabeth Playing Fields complex adj to north western settlement boundary of Whalley.

(Inset 18) Whalley and Surrounding Area 5. Playing field adj to south western corner of settlement boundary of Calderstones.

(Inset 18) Whalley and Surrounding Area 6. Playing fields attached to St Augustines School adj to north western settlement boundary of Billington.

Open Space Sites Within Committed Housing Sites

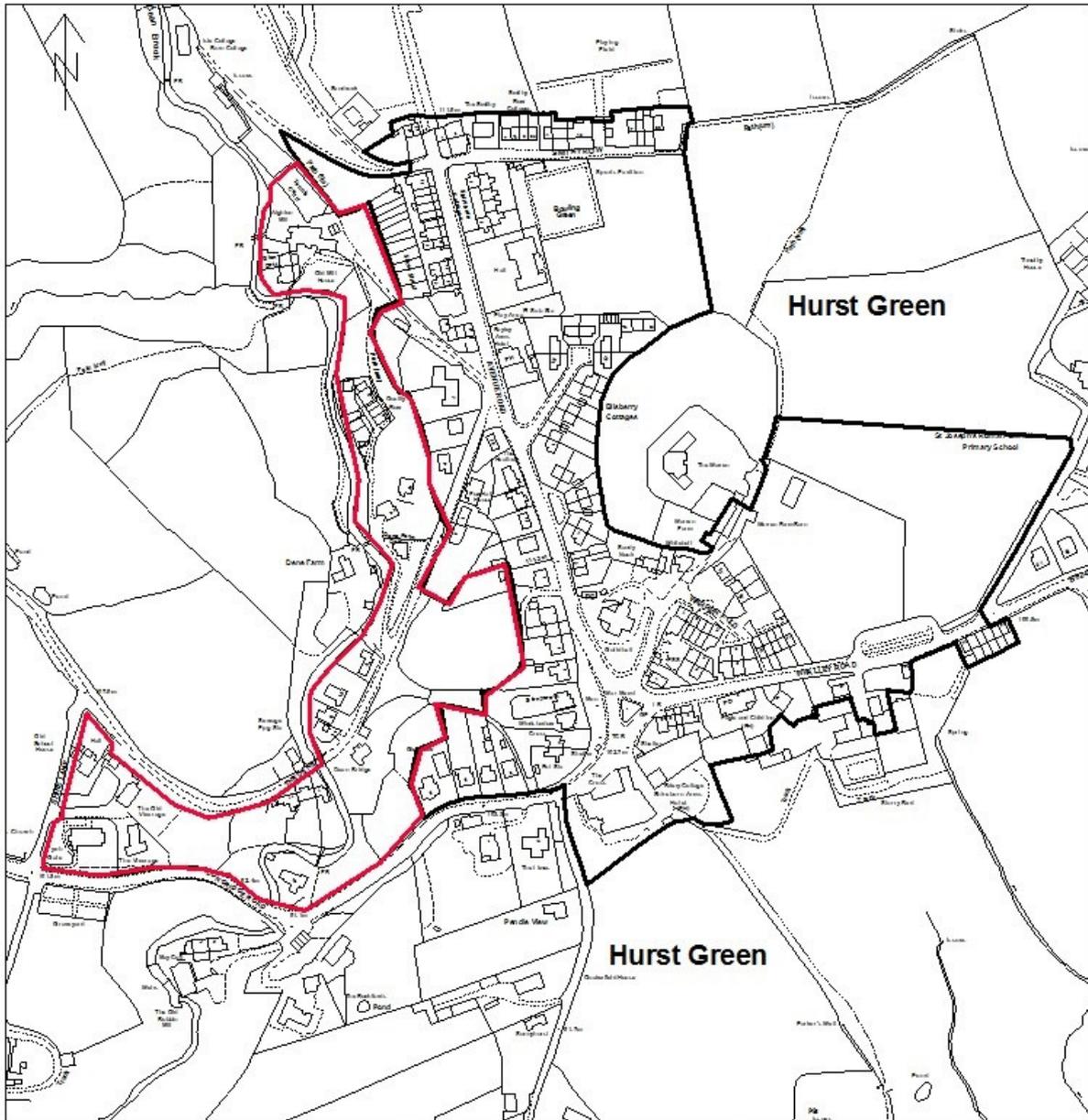
Also in relation to Open Space provision the Regulation 18 Proposals Map shows a variety of Committed Housing Sites, these are sites that at the time the Proposals Map was produced were either under construction or existed as unimplemented planning permissions, either in outline form or at reserved matters stage. Some of these sites will eventually contain open space of a variety of kinds but at this stage it is not possible to unambiguously indicate where these will be on the map. As the Proposals Map is updated in future revisions those open spaces that have been constructed will be indicated on the map.

Housing & Economic Development DPD

Amendments to Draft Proposals

Scale: 1:3500

Map 1 Proposed Alteration to Settlement Boundary - Hurst Green



Key

Proposed Settlement Boundary		Existing Settlement Boundary	
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Map 2 Proposed Alteration to Settlement Boundary - Barrow



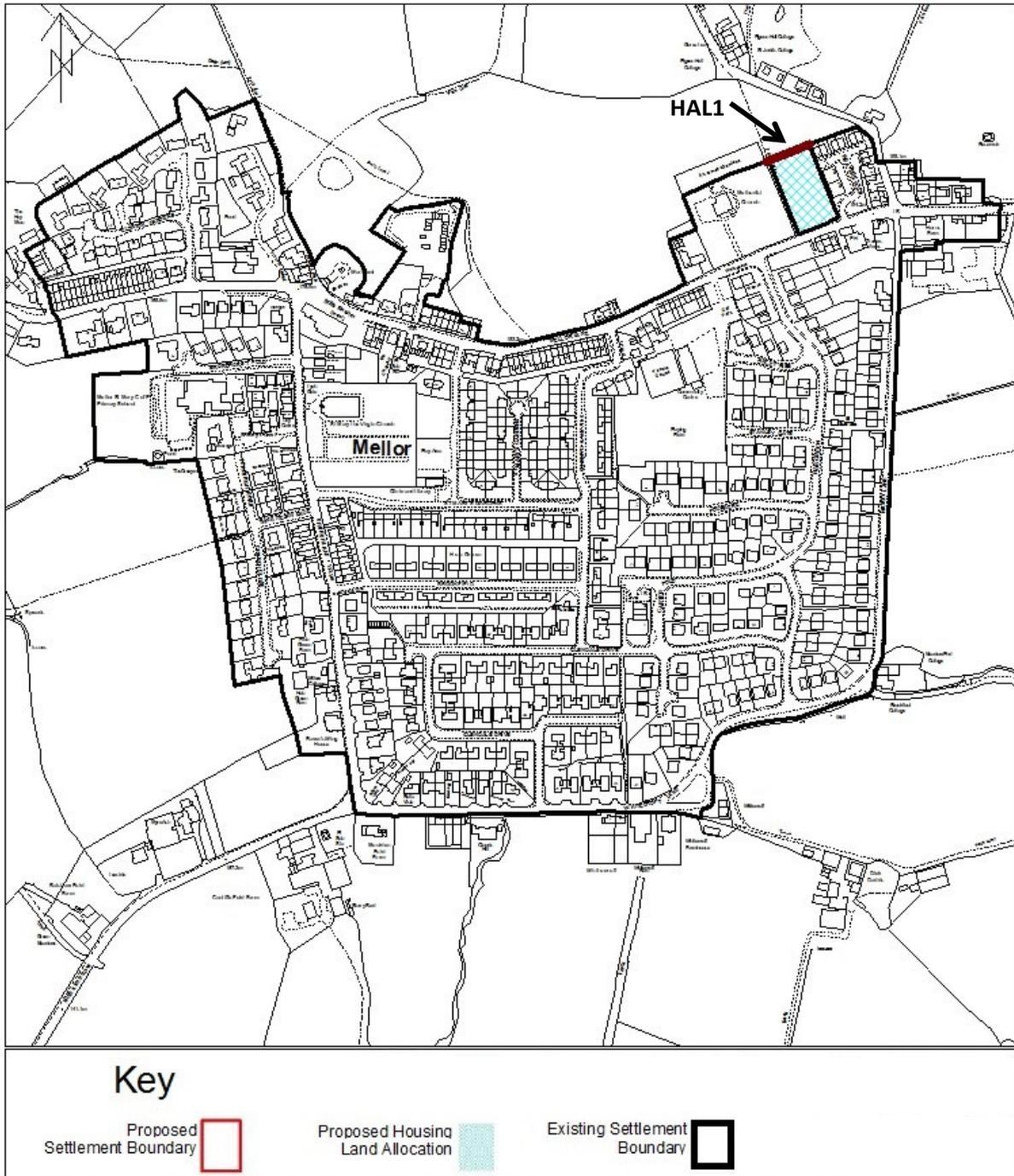
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Map 3A Housing Allocation and Change to Settlement Bdry - Mellor



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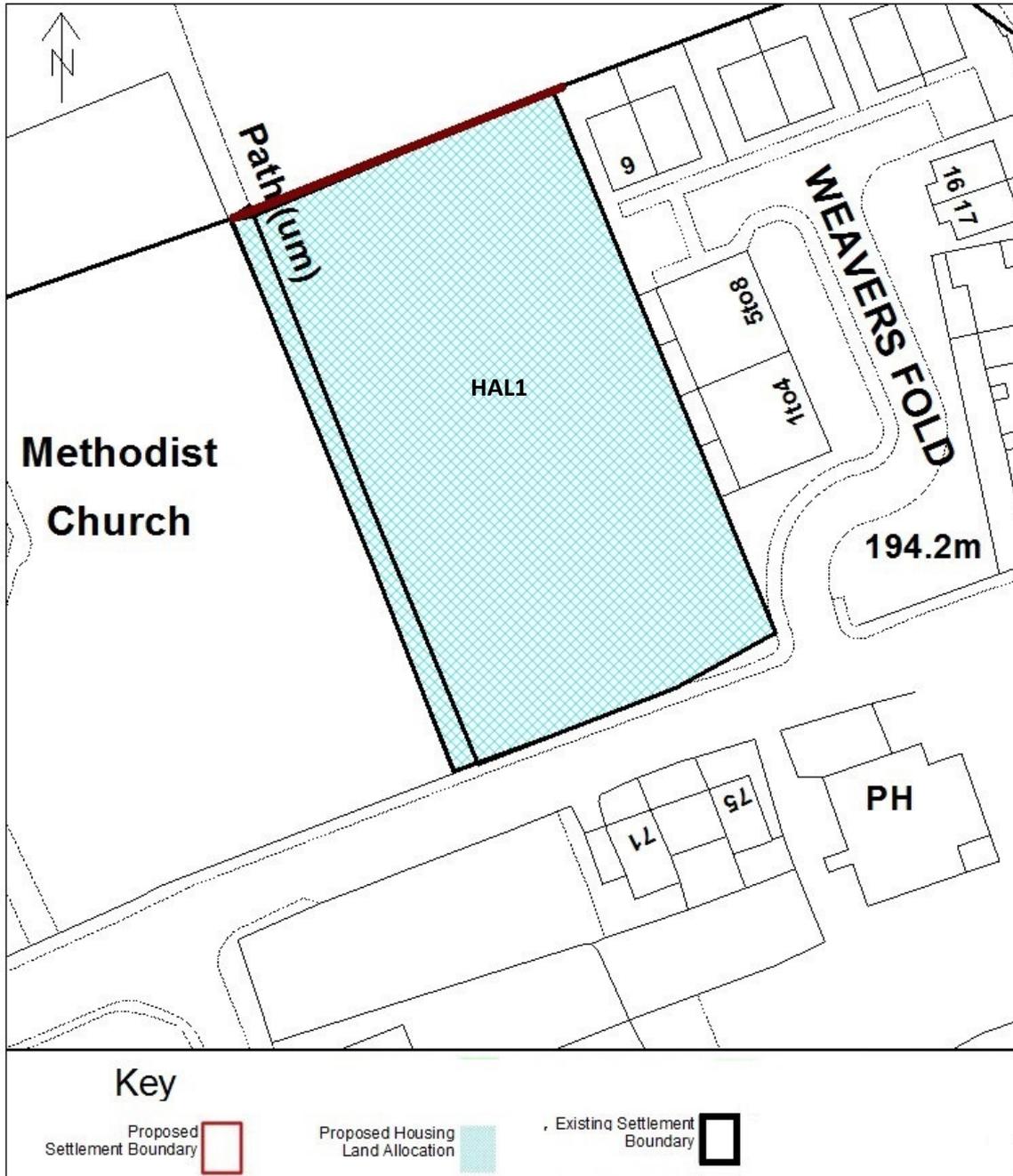
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Mellor Close up map 2



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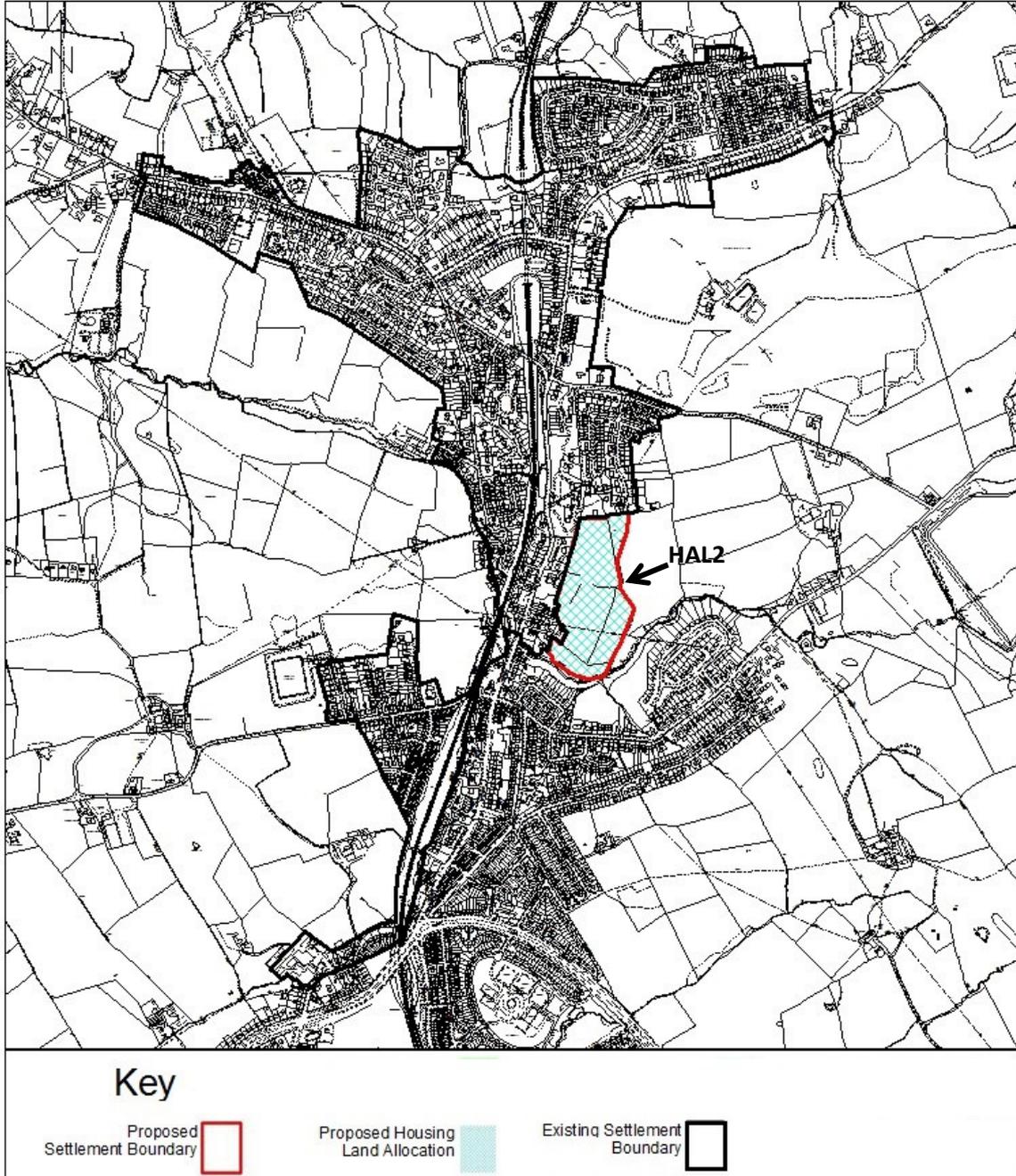
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Map 4A Housing Allocation and Associated Settlement Boundary Change - Wlilshire



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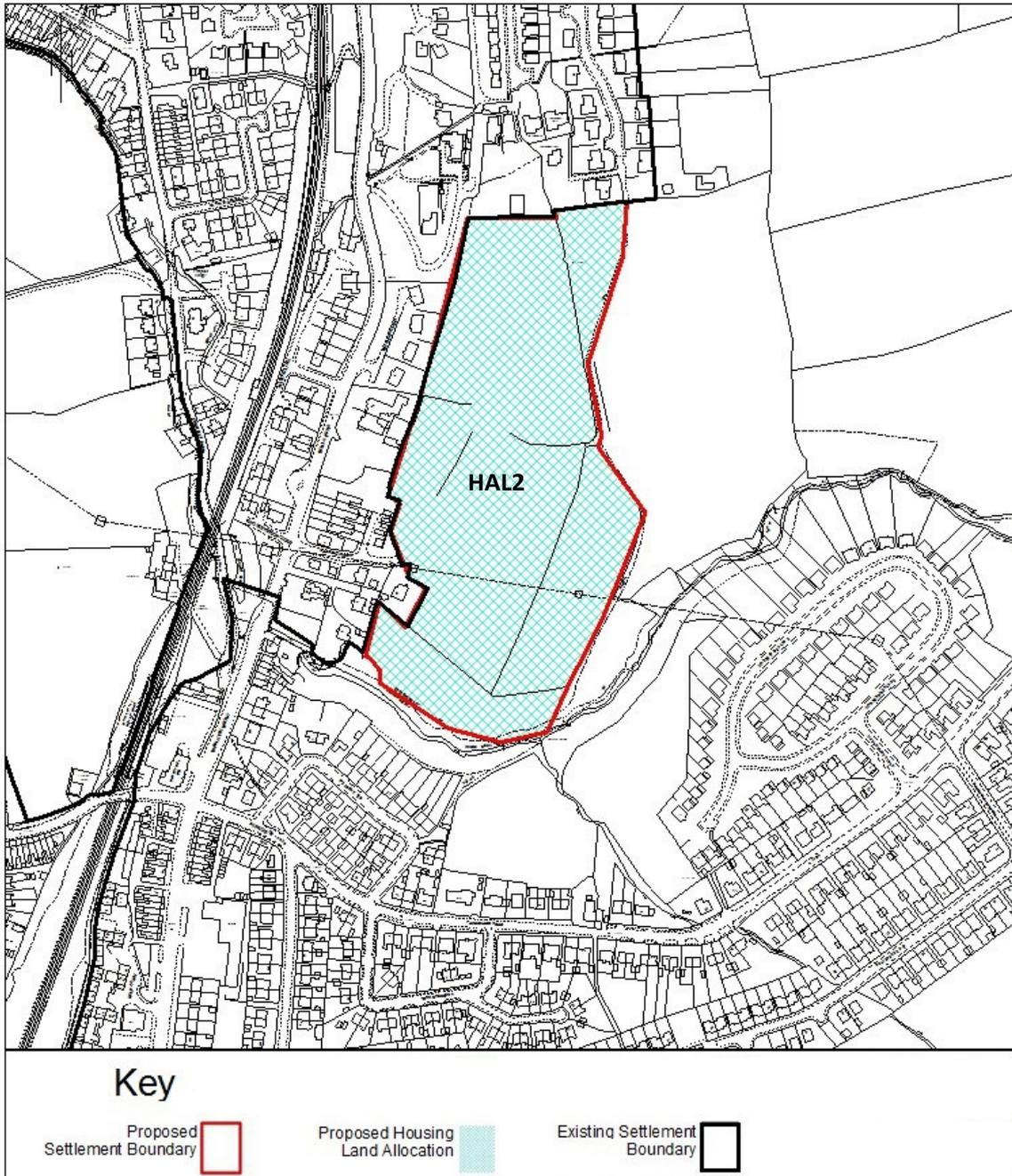
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Map 4B Housing Allocation and Associated Settlement Boundary Change - Wilpshire



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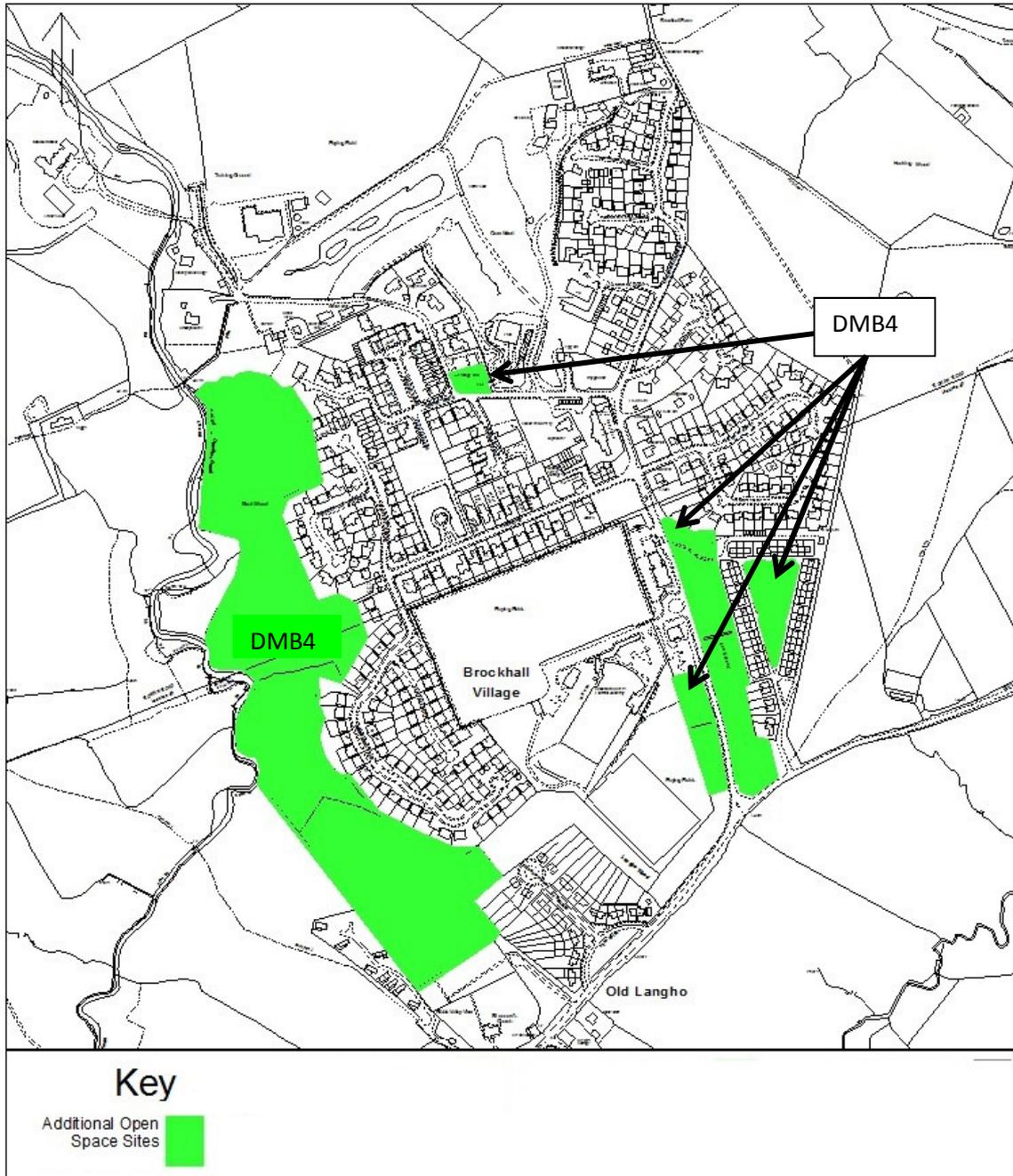
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Map 5 Proposed Additional Open Space Sites - Brockhall



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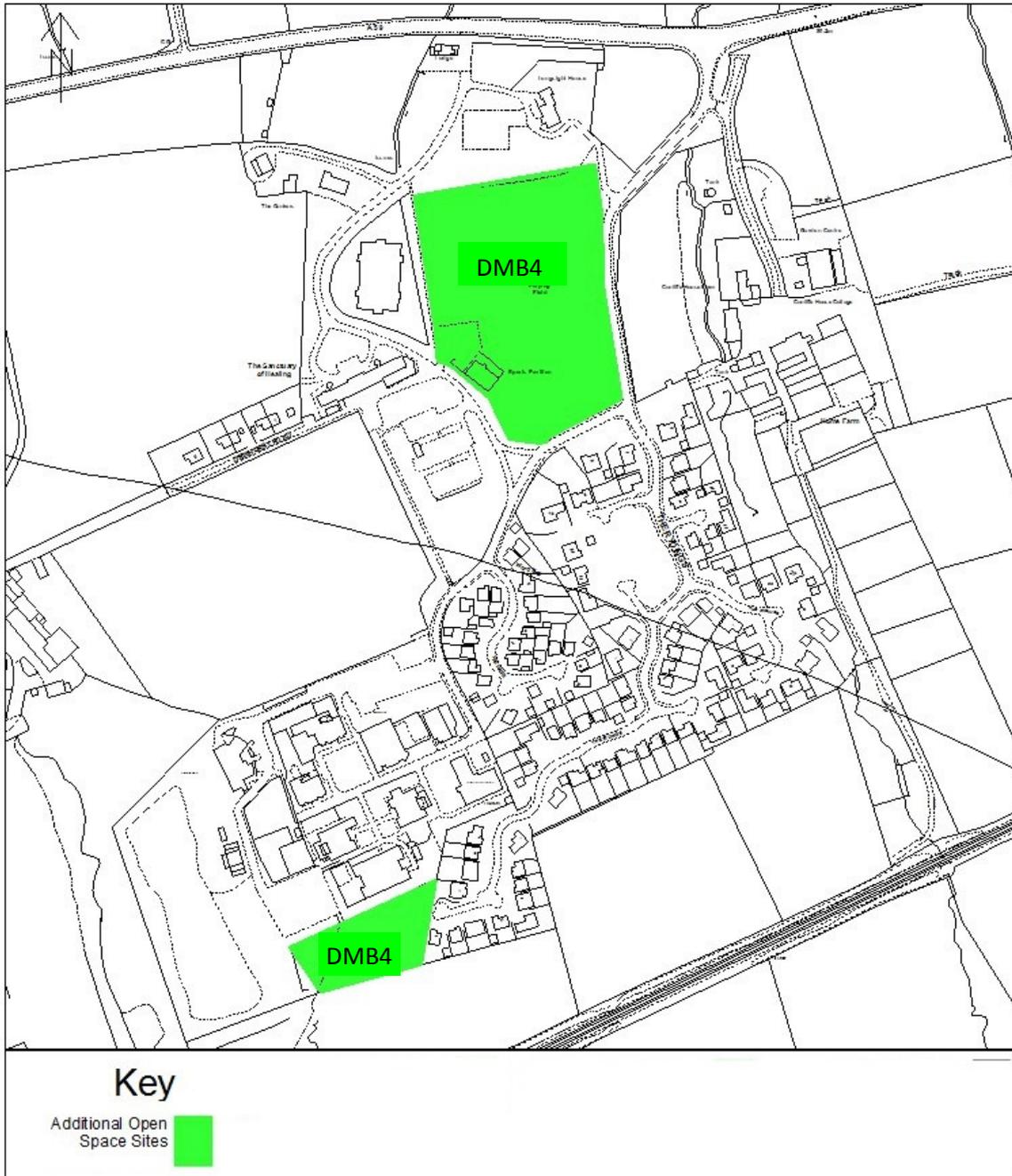
Also see Map 16

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Map 6 Proposed Additional Open Space Sites - NW of Langho



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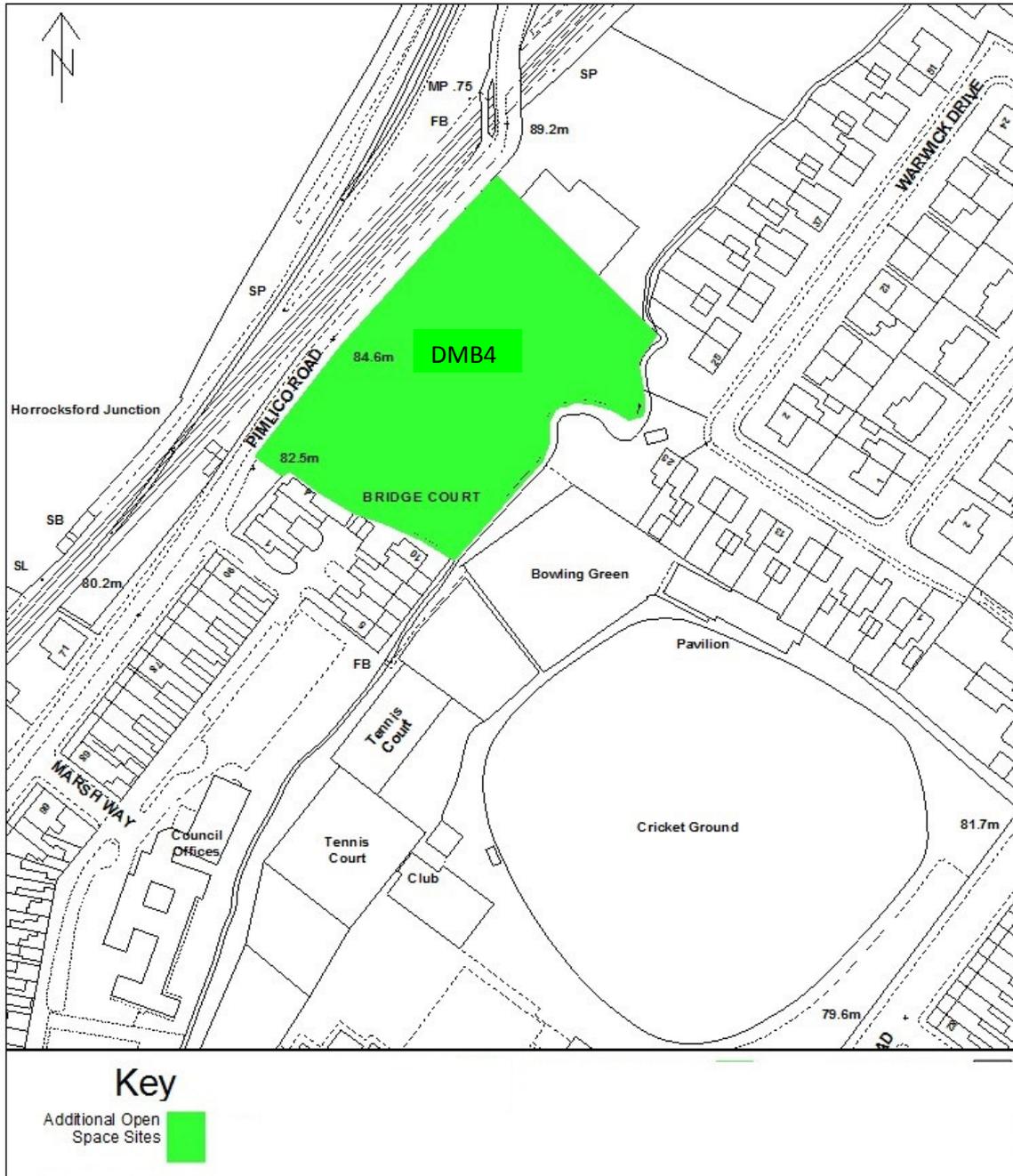
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Map 7 Proposed Additional Open Space Site - Pimlico Road, Clitheroe



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Map 8 Proposed Withdrawn Open Space Site - S of Pendle Street East, Sabden



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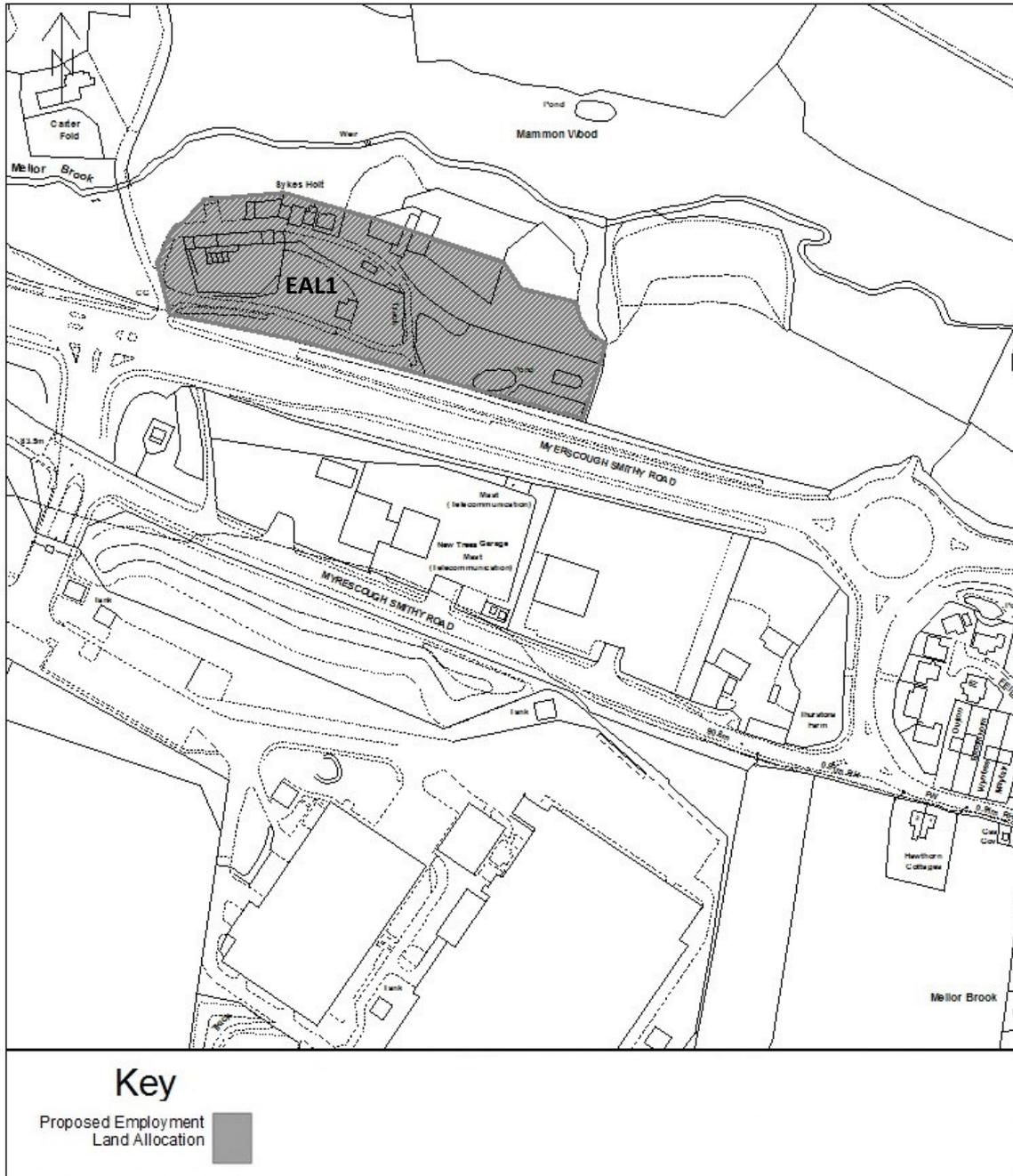
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Map 9 Proposed Employment Site - Sykes Holt W of Mellor Brook



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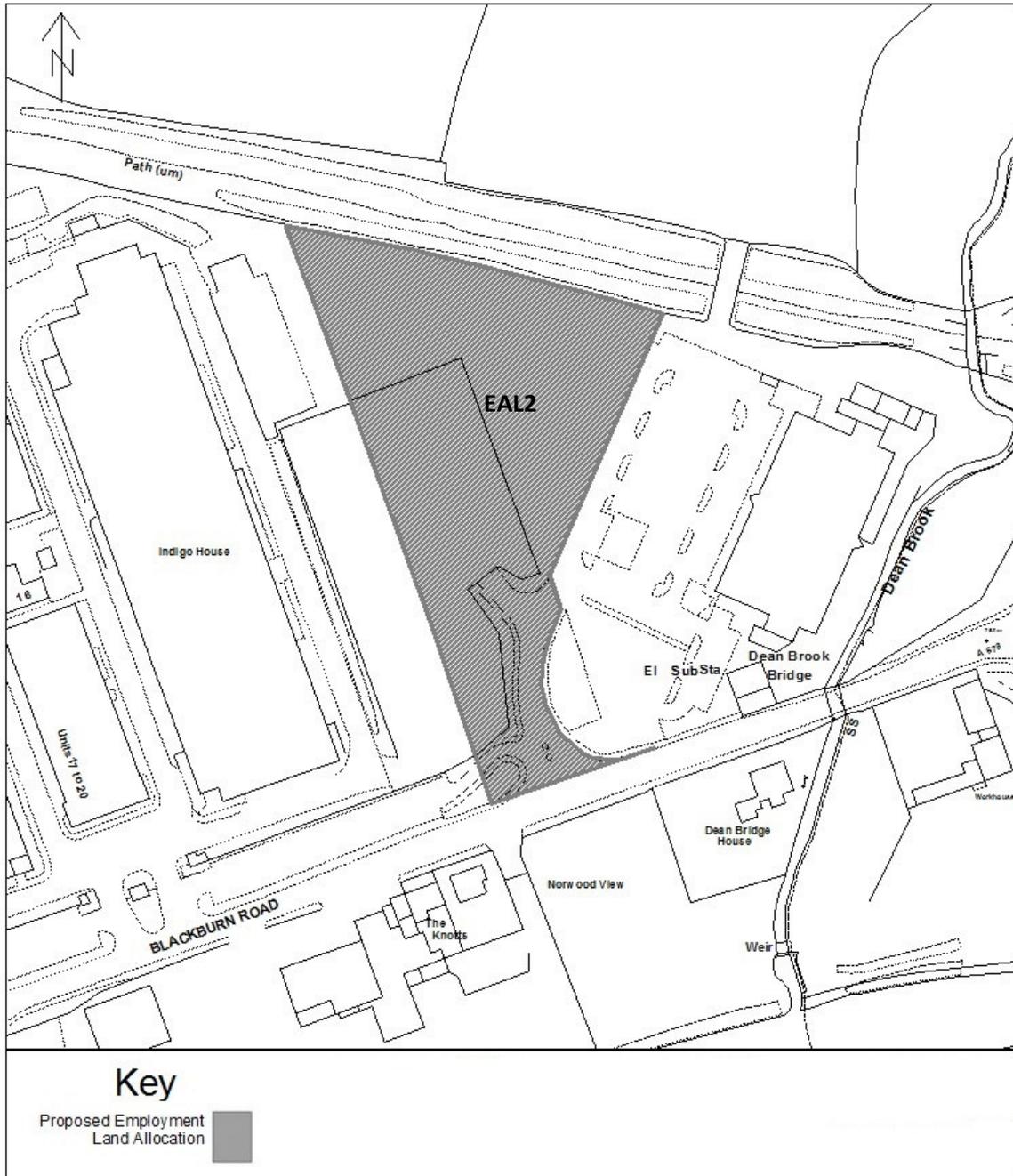
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Map 10 Proposed Employment Site - Time Computer Site, Simonstone



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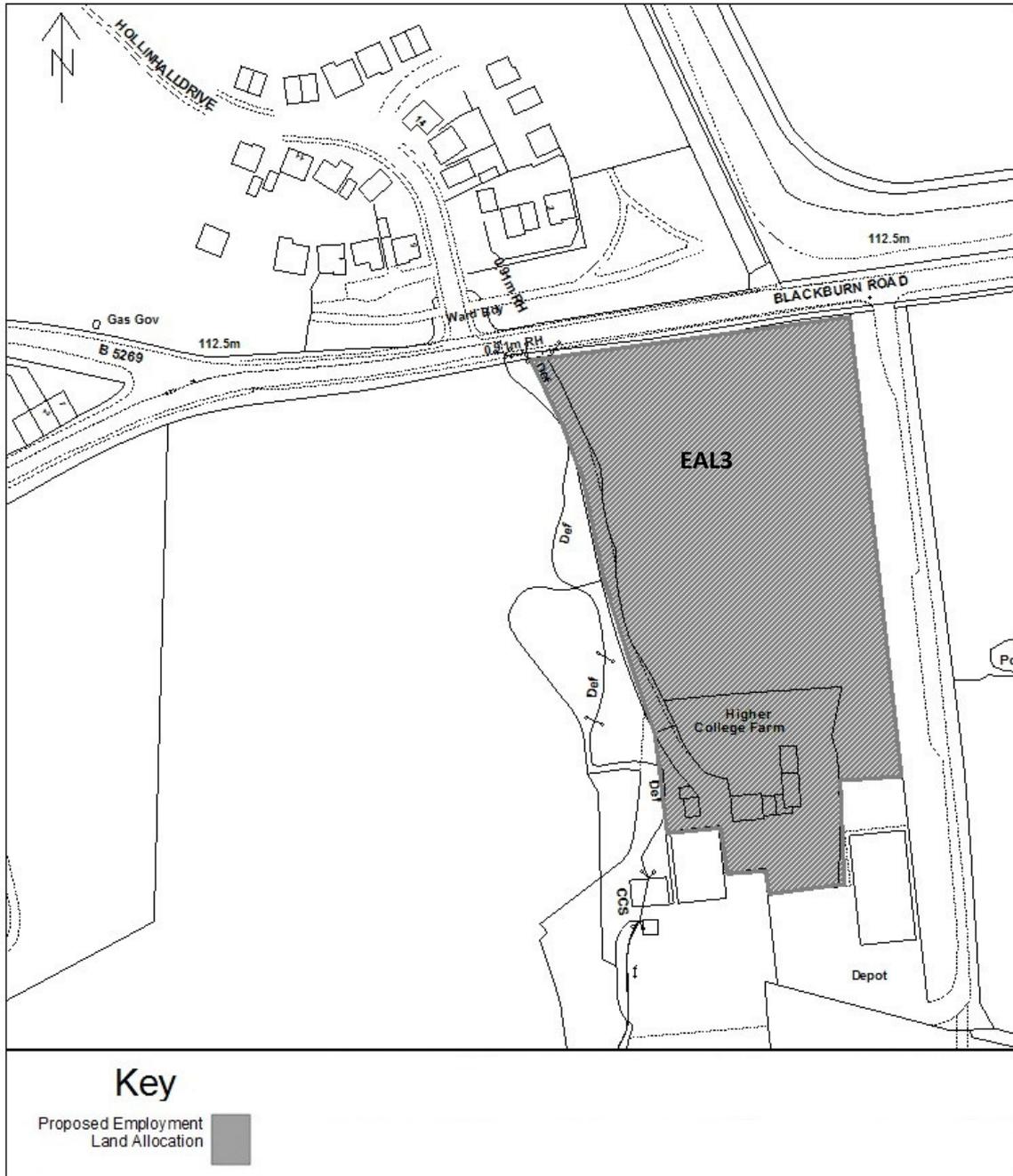
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Map 11 Proposed Employment Site - Higher College Farm E of Longridge



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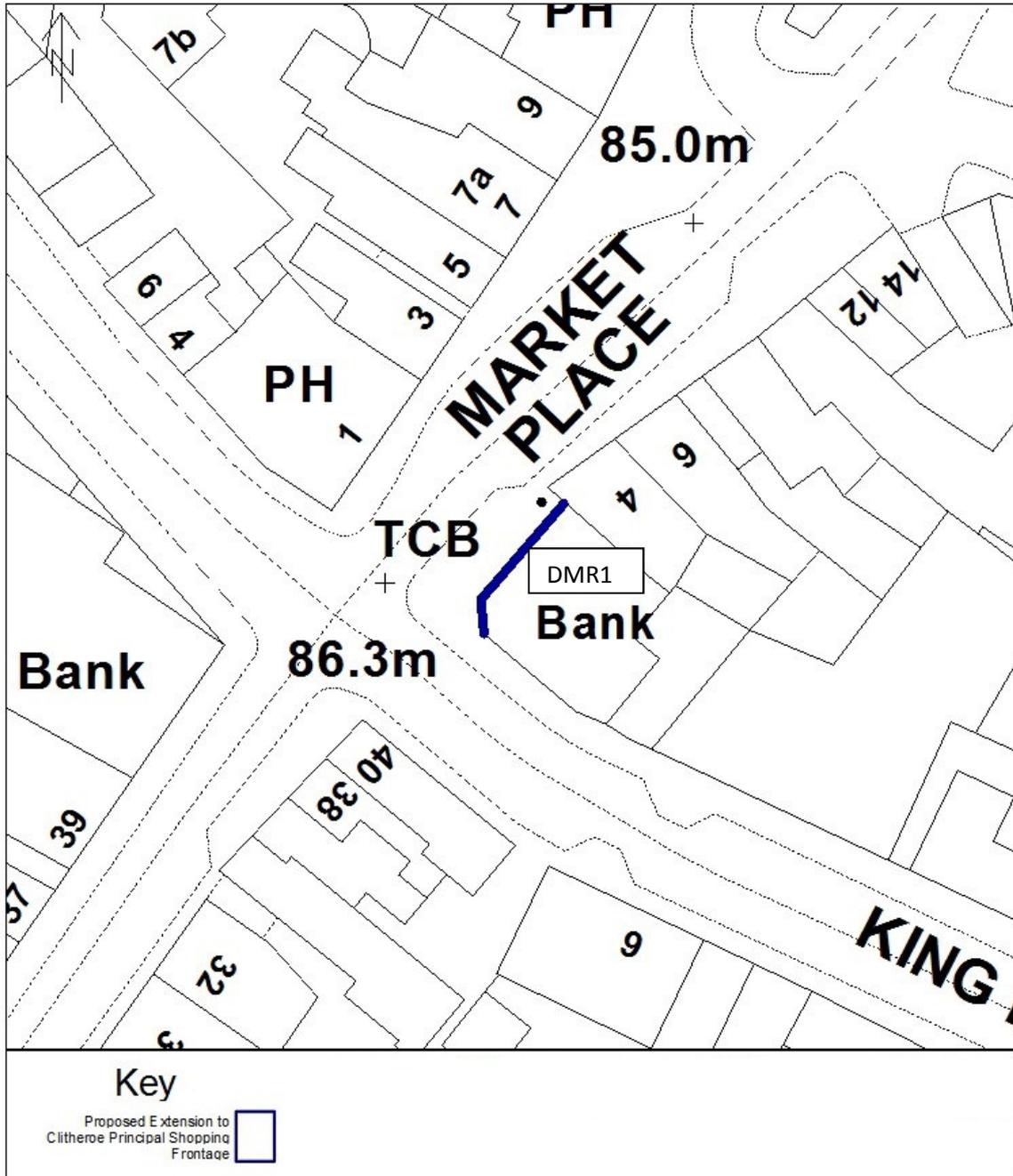
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Map 12 Proposed Addition to Clitheroe Principal Shopping Frontage - Market Place, Clitheroe



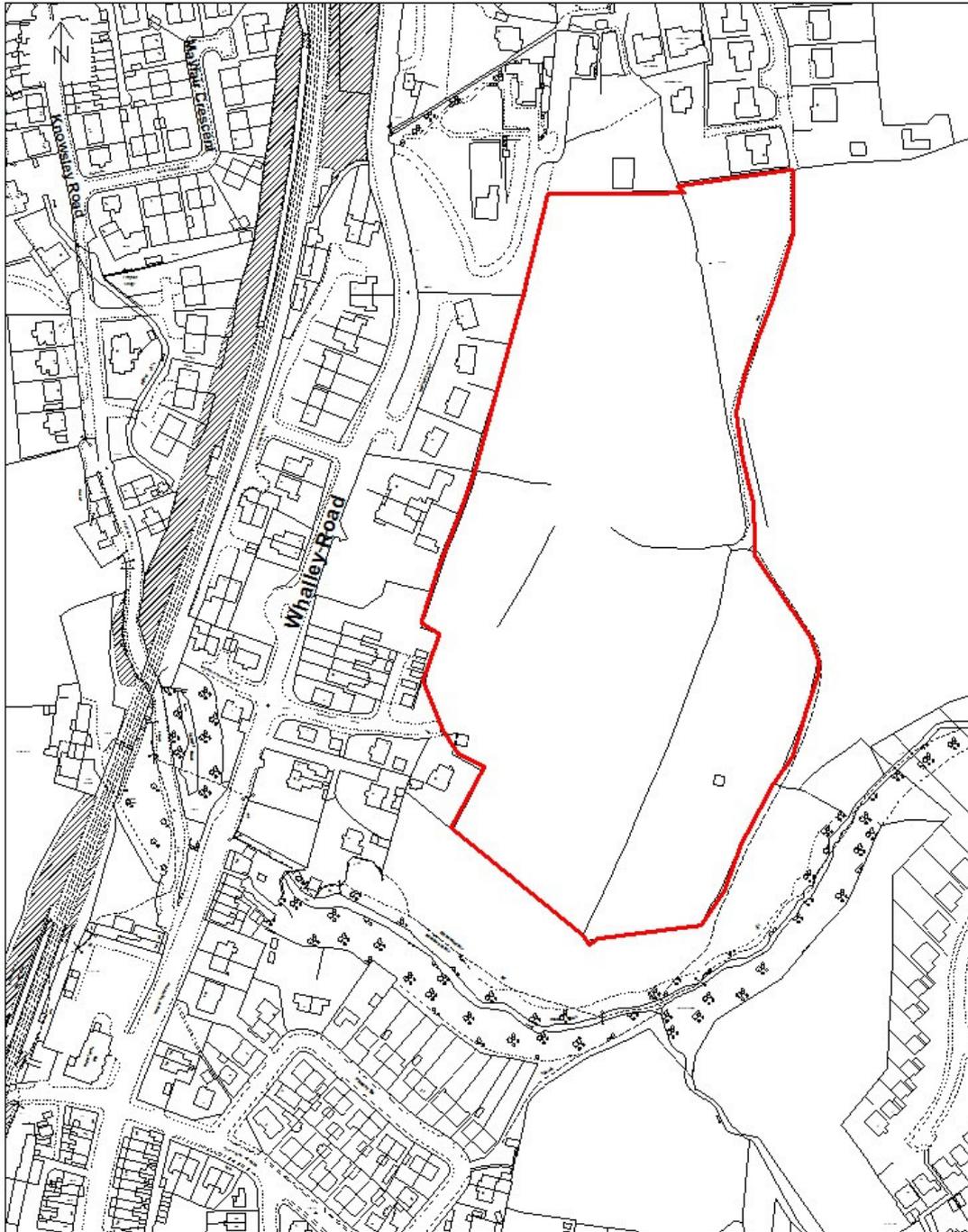
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Amendments to Draft Proposals Map

Map 13 Boundary amendment to Allocation HAL2 to exclude woodland area



Policy HAL2: Land at Wilshire

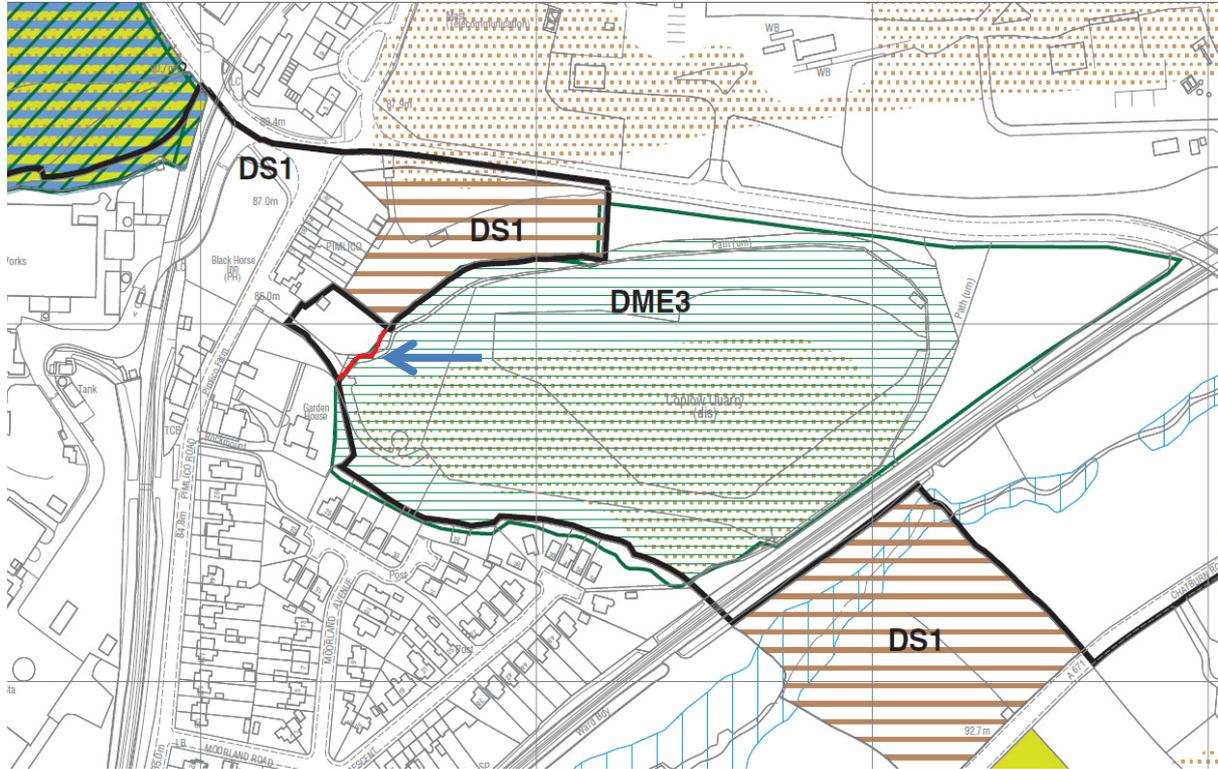
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Amendments to Draft Proposals Map

Map 14 Boundary amendment land adj. Black Bull PH, Pimlico, Clitheroe



← Location of proposed amendment

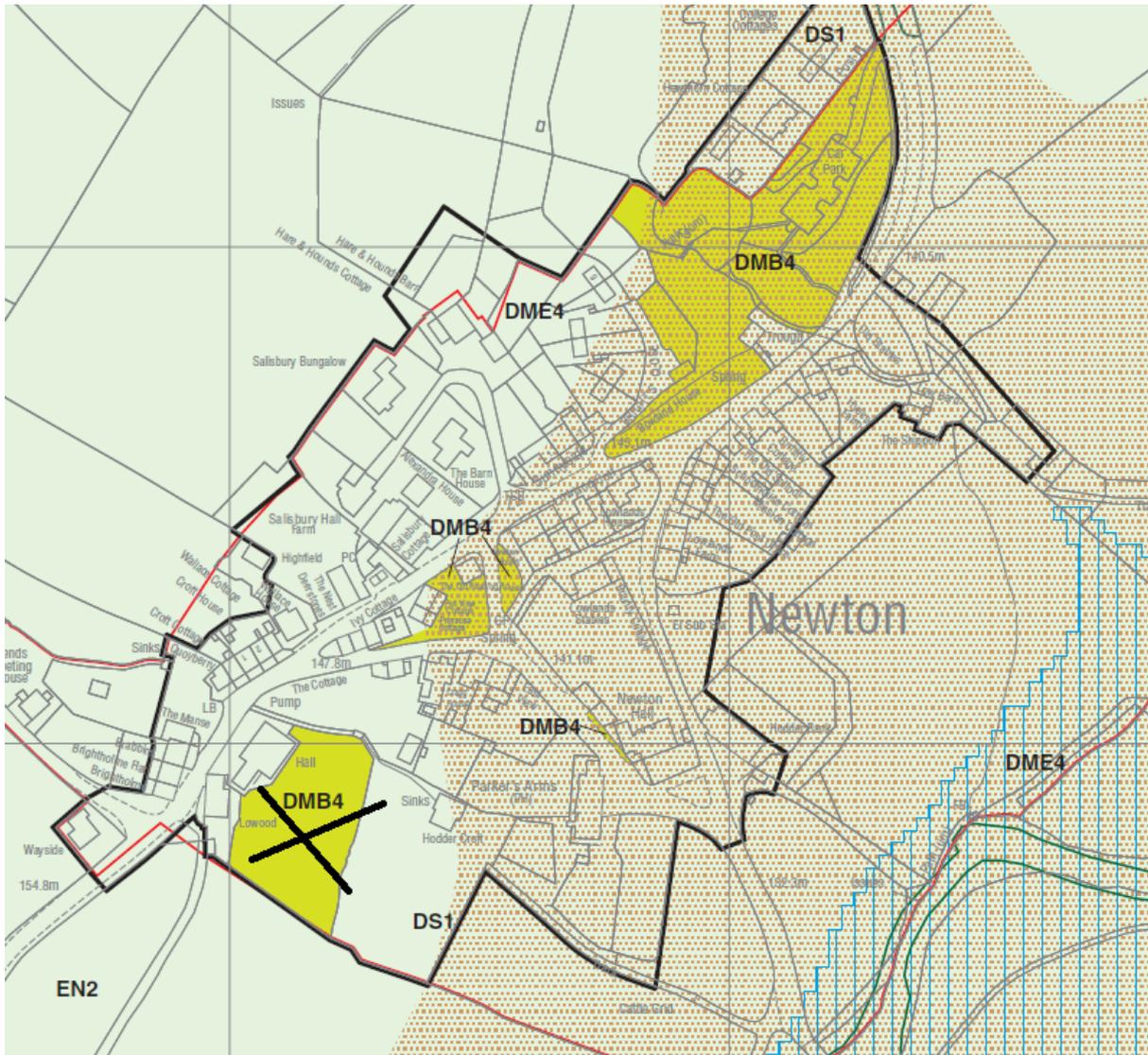
----- Proposed amendment to Settlement Boundary

----- Draft settlement Boundary (as shown in Reg 19)

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Amendments to Draft Proposals Map

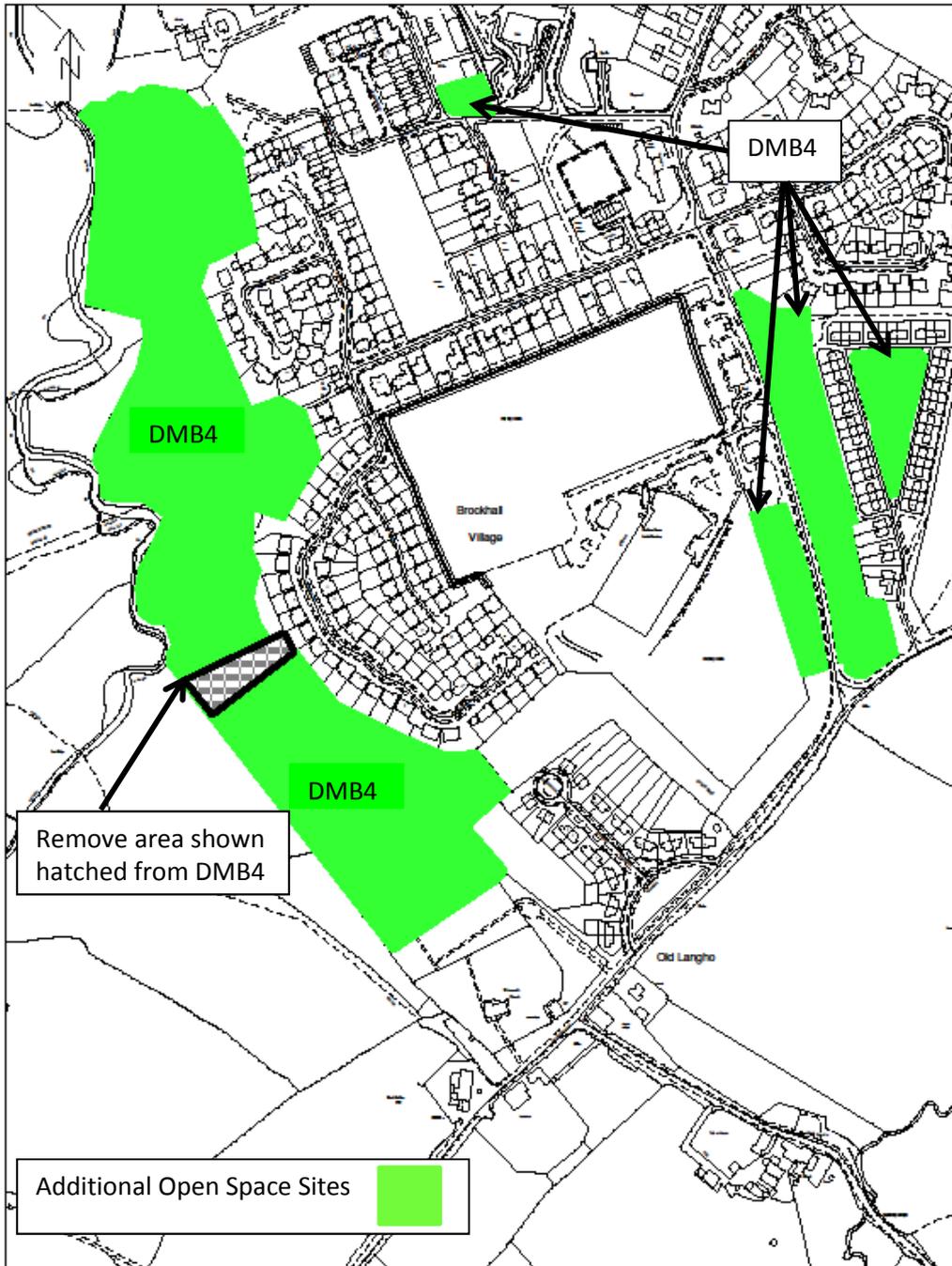
Map 15 Removal of Open Space site (East of Lowood) in Newton



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Amendments to Draft Proposals Map

Map 16 Withdrawal of small portion of open space on western boundary of Brockhall



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Amendments to Draft Proposals Map

Map 17 Removal of Open Space site in Barrow

