

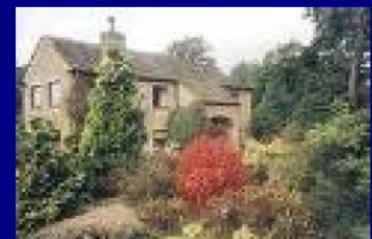
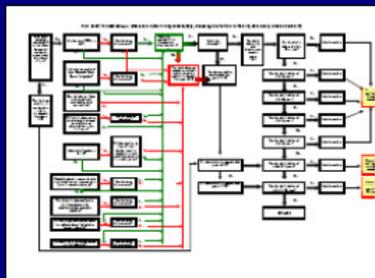
Ribble Valley
Borough Council



Strategic Housing Land Availability Assessment Report

ADOPTION REPORT

NOVEMBER 2009



RibbleValley
Local Development Framework

Ribble Valley Borough Council Strategic Housing Land Availability Assessment Report

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EXECUTIVE SUMMARY

- This is Ribble Valley Borough Council's first Strategic Housing Land Availability Assessment (SHLAA). It follows the Practice Guidance¹ with the primary aim of identifying the amount and the general locations of land for possible future development in the borough.
- It is important to note that whilst this SHLAA provides background evidence on the potential deliverability of land and identifies potential housing sites, decisions regarding which of these sites will actually be selected for development will be made at a later stage. The SHLAA is one of the tools that will be used by the Council to inform this later policy-making process.
- Overall there were 308 sites to be considered for assessment in the SHLAA through either submissions to the Council or through survey work undertaken by the Council.
- Each one of the 308 sites was put through an initial filtering process to exclude those that didn't meet the SHLAA methodology criteria. This saw 133 sites being excluded. The remaining 175 sites met the SHLAA methodology criteria and were then assessed further in terms of suitability, availability and achievability.
- The final stages of the SHLAA involved indicating when land might come forward for development within the next 15 years. This 15-year time frame was split into three categories in terms of a 0-5 years, 6-10 years and 11-15 years of supply (from the time the SHLAA was undertaken). The SHLAA identified 138ha of land in the 5-year supply. This equates to 5441 dwellings. The majority of the land is located within the key service centres of Clitheroe, Longridge and Whalley and would provide for 70% of the identified 5-year supply. The remaining 30% of the 5-year supply is composed of development within the villages.
- The SHLAA also indicates that there is the potential for 1010 dwellings (equating to 27.7ha of land) that could be developed within years 6-10 and 3,603 dwellings (equating to 100ha of land) that could be developed within 11-15 years from the time of the SHLAA being undertaken.
- The SHLAA therefore shows that based on the Regional Spatial Strategy annual housing figure (of 161 dwellings per year), there is approximately 62 years supply of residential land available in the borough that is deliverable and developable over the 15-year period. 54%² of this is deliverable and is therefore included within the 5-year land supply.
- There is therefore no need to identify broad locations for future housing growth or windfall sites for this SHLAA.

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

² Which is equivalent to 34 years supply of potential housing land.

1. INTRODUCTION

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

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

- 1.4 The methodology used in this assessment follows the guidance contained in two core guidance documents, namely:
- The Communities and Local Government (**CLG**) Practice Guide 'Strategic Housing Land Availability Assessments' (**the CLG Guidance**);³ and
 - Planning Policy Statement 3: Housing (**PPS3**), which advocates an evidence-based approach to housing policy formulation.

This document refers to these guidance documents where necessary.

- 1.5 Although similar to an urban capacity study, a SHLAA is more detailed and comprehensive and designed to provide a more realistic approach to land supply. The SHLAA goes further than the Urban Capacity Study by assessing:

³ Available on the CLG's website.

- Whether sites are deliverable;
 - Whether sites are developable;
 - Sites with potential for housing in rural settlements; and
 - Determining the availability of the site.
- 1.6 The CLG Guidance explains that if a Local Planning Authority (**LPA**) follows the recommended standard methodology⁴ in producing its SHLAA, the SHLAA should be sound. Such a SHLAA's findings are likely to be robust and transparently prepared and the LPA should not need to justify its methodology. If an LPA deviates away from the recommended standard methodology in producing its SHLAA, the CLG Guidance advises that this may need to be justified.
- 1.6 The Council has used the recommended standard methodology in producing this SHLAA guidance.
- 1.7 A diagrammatic outline of the process used (as set out in CLG Guidance) and more information on the stages carried out by the Council can be found in section 3 (*figure 1*).

⁴ As set out in the CLG Guidance.

2. POLICY CONTEXT

- 2.1 The Planning and Compulsory Purchase Act 2004 received Royal Assent in 2004 (the **Act**). The Act overhauled the planning system and the way in which future plans are produced by LPAs. Regulations made under the Act provided further detail on Local Development Frameworks (**LDF**).
- 2.2 The regulatory framework states that a strong and robust baseline for the LDF must be developed. This ensures that LDF policies are formulated on a thorough and transparent baseline of evidence, which takes into account local circumstances and allows changes to be easily reflected.
- 2.3 One element of the LDF baseline is the Housing Market Assessment (**HMA**) for Ribble Valley. The HMA is comprised of the Strategic Housing Market Assessment (**SHMA**)⁵, which provides details on type, tenure, need, and affordability of housing in the Ribble Valley, and the Strategic Housing Land Availability Assessment (**SHLAA**).
- 2.4 The HMA needs to be updated annually in order to effectively reflect changes in national, regional and local policy and circumstance. It is anticipated that these updates will be published each year in December along with the Annual Monitoring Report (**AMR**)⁶.

Policy context: National

- 2.5 Planning Policy Statement 3: Housing (**PPS3**) underpins the delivery of the Government's strategic housing policy objectives and works towards the aim of ensuring that everyone has the opportunity to live in a decent home, which they can afford in a community where they want to live. PPS3 reflects the Government's commitment to improving the affordability and supply of housing in all communities, including rural areas, as informed by the findings of the Affordable Rural Housing Commission. The delivery of housing in rural areas should respect the key principles underpinning PPS3, providing high quality housing that contributes to the creation and maintenance of sustainable rural communities in market towns and villages.
- 2.6 As stated within PPS3, LPAs should consider the extent to which emerging Local Development Documents (**LDD**) and Regional Spatial Strategies (**RSSs**) have regard to the policies in this statement whilst maintaining plan-making programmes. The Core Strategy, which is the central document of the LDF, will be fundamental in setting out the direction in which the borough will be moving, in terms of housing development. It will be from this document that the specific Housing and Economic Development Plan Document (**DPD**), which will include allocations, will be developed.

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

⁶ The AMR monitors LDF policies and progress.

Policy context: Regional

- 2.7 The Regional Spatial Strategy (**the RSS**) was adopted on 30th September 2008. It replaced the previous RSS⁷ and covers a range of strategic issues and targets including the economy, the environment, transport, infrastructure and housing. The RSS also sets out the housing figures for each region within the North West.
- 2.8 These figures, which set out how much housing development should be provided in each borough in the North West, have been through extensive formulation and examination. The adopted RSS sets the Ribble Valley figure at 161 residential units to be provided per year.
- 2.9 The RSS also promotes SHLAAs to use data from sub-regional housing assessments, such as that completed by Nevin-Leather Associates on behalf on the North West Regional Assembly⁸ (**NWRA**). This report, like all housing market assessments, brought together information on all north west SHMAs, as well as data from urban capacity and urban potential studies. Unfortunately, Ribble Valley had never undertaken an urban capacity study and therefore no such information could be included within the SHLAA.
- 2.10 The Nevin-Leather Associates report identified Ribble Valley as a single housing market area. This means that Ribble Valley shares very few similar housing characteristics with its spatial neighbours in East Lancashire, and as a result the SHLAA was undertaken by Ribble Valley alone rather than being prepared jointly with a neighbouring authority as many surrounding authorities have done. Consultation with key stakeholders did take place however, which ensured an element of partnership working occurred during the SHLAA process.

Policy context: Local

- 2.11 As discussed, the adopted Districtwide Local Plan is to be replaced by the LDF under the Act. As the policies included within the LDF need to be strong, robust and built on credible and up-to-date evidence, a set of baseline documents are in the process of being produced. These include the following:
- Employment land and retail study
 - Strategic Flood Risk Assessment (**SFRA**)
 - Strategic Housing Market Assessment (**SHMA**)
 - Strategic Housing Land Availability Assessment (**SHLAA**)
 - Infrastructure Plan

⁷ This was Regional Planning Guidance 13 (RPG13)

⁸ NWRA became 4NW in 2008.

- Topic papers which include information on the following
 - Transport
 - Greenbelt
 - Economic Strategy
 - AONB Management Plan
 - Settlement Audit
 - Housing Needs Assessments
 - Gypsy and Travellers Needs Assessment
 - Biodiversity
 - Conservation Area Appraisals and Management Schemes
 - Housing Strategy

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

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

3. AIMS AND OBJECTIVES

AIMS OF THE SHLAA STUDY

3.1 The aims of the SHLAA study are as follows:

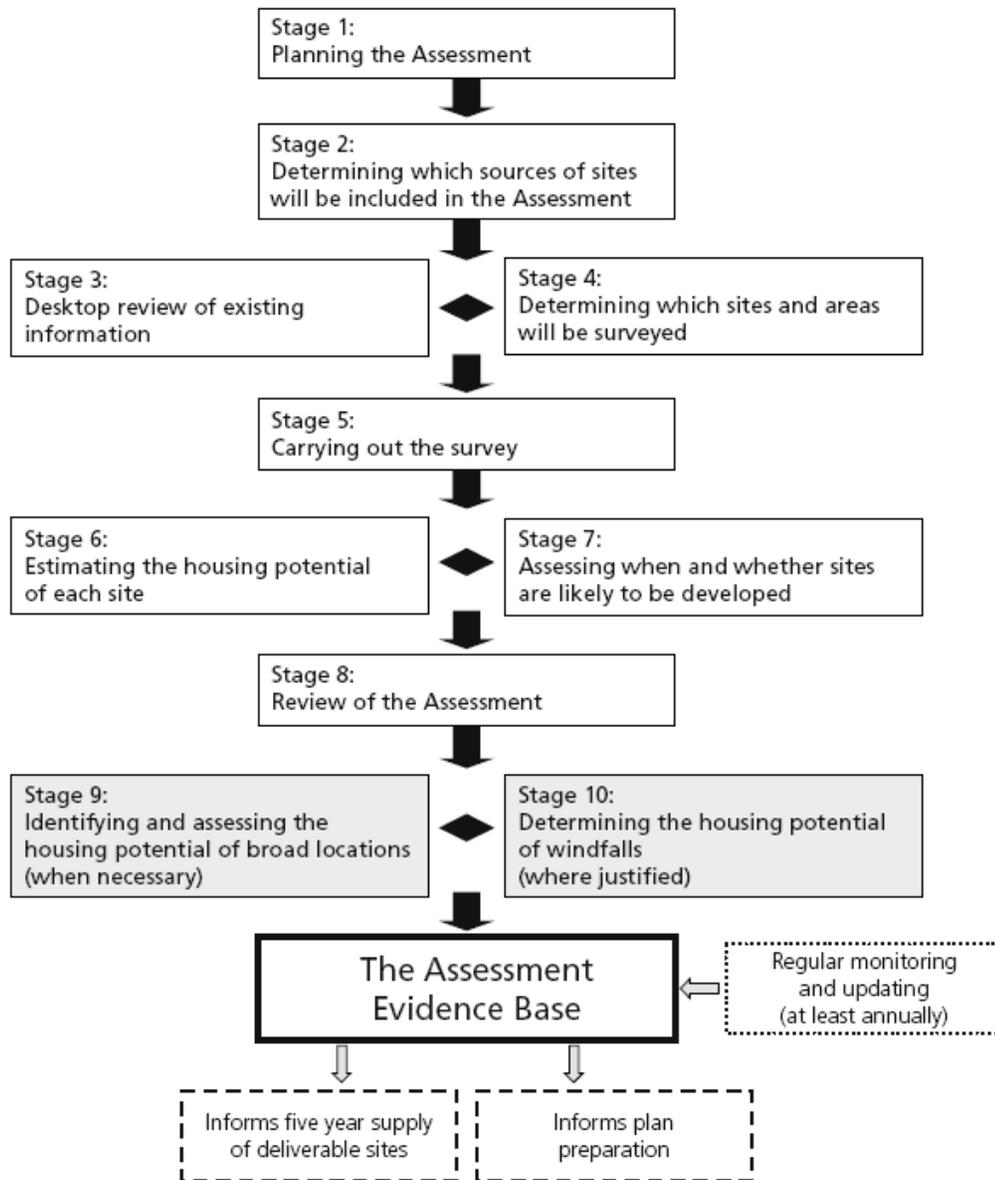
- To identify land and buildings that have development potential for housing
- To assess the potential level of housing provision on the identified land/buildings
- To assess developability of the sites by identifying constraints and sustainability issues that may make the sites unavailable or unsuitable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

OBJECTIVES OF STUDY

3.2 The objectives of the SHLAA study are as follows:

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

DIAGRAMMATIC STAGES OF THE ASSESSMENT (*figure 1*)



Source: CLG SHLAA guidance (2007)

4. SOURCES OF SUPPLY AND SURVEY AREA

IDENTIFYING THE SURVEY AREA

4.1 The CLG guidance states that a study should aim to identify as many sites with housing potential in and around as many settlements as possible within a study area. For the purpose of this study, the survey area is defined as the borough of Ribble Valley with focus being on identifying sites within or immediately adjacent to settlements identified within the Ribble Valley Districtwide Local Plan.

4.2 The following list identifies the settlements that appear within that document.

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

4.3 Whilst the Council is aware of the replacement of the Joint Lancashire Structure Plan (**JLSP**) with RSS, the settlement hierarchy has been 'saved'. Therefore the settlements of Clitheroe, Whalley, Longridge are identified as key service areas. It is possible that this hierarchy will

change; however if this does occur, this will be highlighted in future SHLAAs. Wilpshire is in a unique position in that it is seen as part of the urban area of Blackburn as part of the regional plan (RSS) and this is acknowledged as part of the SHLAA process.

CONSIDERING THE SOURCES OF SUPPLY

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

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

4.5 Those already in the planning process consist of sites with existing planning permissions for housing⁹ and allocations for residential development. The later are sites that are allocated within the Districtwide Local Plan for housing development however Ribble Valley does not have any remaining land allocated for residential use.

4.6 In terms of sites allocated for other uses, there is an allocated employment site in Longridge for employment use. The owners of this site requested that the site be assessed for residential use however and therefore it has been included within the SHLAA. To help determine what land use this site should be used for, this site was also considered within the Employment Land and Retail study¹⁰ which concluded that there is a need for employment land in Longridge though if the SHLAA showed there to be a strong need for housing development then the Council should consider its release to housing. This is something that will be addressed within the LDF as it develops.

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

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

⁹ This information was readily available from the Council's Housing Land Availability Schedule, which is updated biannually.

¹⁰ Undertaken by the Be Group consultants as part of the LDF evidence base (published in November 2008 and available to view at www.ribblevalley.gov.uk)

5. METHODOLOGY FOR IDENTIFYING THE SUPPLY

5.1 The Council used the following sources of information to identify potential housing sites:

- Sites identified via a settlement audit carried out by planning officers: October 2006
- Sites promoted by developers/ landowners/ planning agents as part of the LDF process: February 2007
- Press release calling for site identification: March 2008
- Request form from Council website (site identification survey_- see appendix 7): March 2008
- Sites refused for residential development within the last three years on the grounds of pre-maturity
- Discussions with development control officers

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

- **National Land Use Database (NLUD):** The NLUD is a national database of Brownfield land sites that each borough in the country provides an annual return for. The information from each borough's return is collated by English Partnerships. The NLUD was not used in this year's assessment, however English Partnerships has changed the way in which the information for this database is sourced. Information is now taken from completed SHLAAs and new sites that have come forward. As this is Ribble Valley's first SHLAA, information from NLUD will not be relevant and any sites that have come forward will be picked up through the MVM system¹¹.
- **Unimplemented/outstanding planning permissions for housing and unimplemented/outstanding planning permissions for housing that are under construction:** Unimplemented/ outstanding planning permissions for housing were not used to identify potential sites in the first SHLAA as these had already been determined as suitable for residential development.

¹¹ This is a database that the Council uses to record information on planning applications, enquiries and pre-application advice. This system can also generate reports to provide key statistics.

6. SITE SURVEY

- 6.1 Once a list of all the identified sites had been collated¹², an initial desktop study of each of the sites was undertaken prior to visiting the site. This assisted in identifying potential constraints on development. Aspects that were considered included assessing the Conservation Area status, whether there were any Listed Buildings on site and identifying if there were any other protective or restrictive designations. Relevant planning histories were also explored to examine whether there had been any historic restraints on development. In addition to this, aerial photographs were obtained for each area and the site boundary drawn. These proved useful prior to the site visits to give some context to the suggested site, but also when out on site as they could be used to confirm the location of some of the sites where it was difficult to be certain.
- 6.2 To ensure a consistent approach to evaluation of the sites, at both the desktop and on-site stage, a standard assessment form was devised to ensure that the same criteria were applied to each site. This form involved gathering information on the following:
- Site area and boundaries (all sites will be recorded on a 1:1250 map base)
 - Current Land Use(s)
 - Landscape/ Topography
 - Visual Prominence
 - Highway Issues
 - Neighbouring Uses
- 6.3 In accordance with Government guidance, following the site visits, all sites were subject to more detailed evaluation to assess their potential capacity in terms of how many houses could be built on site and whether they were likely to be developed in the short, medium or longer term.

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

The purpose of this study is to identify potential areas of development which will then still need to be explored fully throughout the Development Control process.

¹² Of which there were 308 sites

7. ESTIMATING THE HOUSING POTENTIAL OF EACH SITE

7.1 To accurately calculate the amount of potential housing land across the borough, it was necessary to estimate the potential capacity of each of the sites. This was basically an assessment of how many houses could be developed on each of the sites. In doing this for each identified site, the following factors were taken into account:

- Physical constraints
- Major policy constraints
- Neighbouring uses
- Design issues/ area character
- Density – to estimate the development potential of each site and calculate capacity, a density of 40 dwellings per hectare was used for the key service centres¹³ and a density of 35 dwellings per hectare was used in the remaining settlements¹⁴. This is compliant with Government guidance¹⁵.
- Accessibility to infrastructure/ facilities (main road network, shops, schools, doctors)

Initial site filtering and sustainability criteria

7.2 In assessing all of the above factors for each site, a set of sustainability scoring criteria was used. This was essentially a list of 21 questions regarding the site, incorporating the above factors, with scores given to each of the questions dependent upon the answer.

7.3 The same criteria were applied to every site to ensure that a comprehensive and consistent approach was applied. A final criteria score was calculated from each of the 21 questions, which assisted in determining the sustainability of each of the sites. The sustainability criteria are set out in the appendix 1 of the report.

7.4 In addition to scoring the sites in terms of their sustainability, it was at this stage that some of the sites were excluded from the SHLAA study.

Sites were excluded where the following was applicable:

- a) **Where an existing employment use (operational at time of site visit) was evident.** In the key service centres, this meant that sites that were operational strategic employers would be excluded from the SHLAA (see appendix 6). In the villages, businesses that were

¹³ For the purposes of this SHLAA this included Clitheroe, Longridge and Whalley (as designated Key Service Centres in the Districtwide Local Plan) and Wilpshire (as designated as a key growth area within the Regional Spatial Strategy).

¹⁴ Referred to during this SHLAA as 'villages'.

¹⁵ See paragraph 47 of PPS3.

operational at time of survey were excluded. For the purpose of this assessment the loss of farm buildings were assessed as a loss of employment, however, the loss of individual fields were not as a farm business could continue based around the remaining fields and buildings. This was a mechanism to ensure that the delivery of housing land in the borough would not compromise the economic development of the borough.

- b) **Garden sites** were excluded from the SHLAA as there were a sufficient number of alternative sites that weren't garden sites. Where a site encompassed both garden land and non-garden land, only the non-garden land was assessed and the net site area amended to reflect this. It may be that garden sites will be considered in later revisions of the SHLAA, however in this particular assessment they were not taken forward.
- c) Sites which were considered to be **remote from an existing village boundary** (remote in this context being defined as remote from the existing main built up area of a settlement) were excluded as there were sufficient numbers of alternative sites that were close to or within existing residential areas.
- d) Sites were also excluded **where housing development had started or was newly completed** on a site. This resulted in the site being unavailable for residential development, as development had already taken place. This occurred on a number of sites as development through the planning application process came forward quicker than the completion of this SHLAA exercise.
- e) Sites within the key service centres **that were 0.20ha¹⁶ or less** were also excluded from the SHLAA as Ribble Valley considered that these sites were not of a sufficient size for the purposes of a strategic level assessment. It is important to note that this threshold is not used when determining planning applications and any of the sites that have been excluded from the SHLAA for being 0.20ha or less could still come forward as windfall sites.
- e) **Sites that are wholly within the Greenbelt.** Sites where the whole site area fell within the greenbelt were excluded, as this is a national land designation that is restrictive to development. In some cases a section of the site fell outside of the greenbelt. Where this was the case, the section of the site that was outside of the greenbelt was calculated as the net site area and this was taken forward. If this occurred on a site within a key service centre and the net area (minus the greenbelt) was brought below 0.20ha, then the site would then be excluded (in line with section d of paragraph 7.4).

7.5 Following the filtering process, a list of 'excluded' sites and a list of 'included' sites was produced. The former is essentially a list of sites that

¹⁶ This is equivalent to approximately half of an acre.

would not be considered as part of the SHLAA process and the later a list of sites that would be considered and assessed further. These lists are available to view in appendix 2 and 3 of this report.

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

8.1 Once the site filtering and scoring had been undertaken, it was found that 133 sites were excluded¹⁷ from the SHLAA and 175 sites were taken forward as potential housing sites. These were then assessed against the requirements of PPS3 and the CLG guidance to establish whether they were 'deliverable' or, if not, if they were 'developable' for housing development. **This resulted in the potential for the development of 10,054 houses on 266ha of land.**

DELIVERABILITY

To be considered **deliverable** (and therefore deliverable in the short term) a site must fulfil the following criteria:

- Be suitable
- Be available
- Be achievable

8.2 Within each of these three criteria (i.e. suitable, available and achievable) there are a series of tests. The detail of these tests is set out in detail further in this chapter. Whether a site passes these tests or not determines if they are suitable, available and achievable for development.

8.3 If a site was found to be suitable, available and achievable then it was considered to be deliverable. This means that a site has the potential to deliver housing from the land use allocation in the RSS within the short term - that is, within the first five years.

DEVELOPABILITY

8.4 PPS3 states that in addition to the deliverable sites LPAs should identify a further supply of specific developable sites for the medium term and, where possible, the long term.

8.5 Where a site was not considered to be deliverable, the site was viewed as **developable** within the medium to long term. To be developable "*a site should be in a suitable location for housing development and there should be a reasonable prospect that the site is available for, and could be developed at a specific point in time*¹⁸". This is determined by using the tests set out for assessing suitability, availability and achievability but for a site to be developable (unlike for a site to be deliverable) the site does not have to meet all these tests.

¹⁷ This resulted in 50ha of land being excluded from the study, which would have allowed for a potential of 1,840 houses. These were excluded as they did not meet the criteria of the SHLAA methodology, as discussed in section 7 of this report.

¹⁸ CLG Practice Guidance.

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

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

8.7 A flow chart that clearly illustrates the process of determining deliverability and developability is shown at figure 2. Ribble Valley Borough Council formulated this flowchart based on the CLG guidance. This shows the process that Ribble Valley followed in assessing each of the 175 sites with the potential for housing. Using this flow chart helps to determine whether sites will come forward in the short, medium or long term. This same process was applied to each of the sites to ensure transparency in decision-making.

8.8 The first stage in assessing deliverability and developability is to assess the **suitability** of each of the sites.

Suitability

8.9 *A site is suitable for housing if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities... The following factors should be considered to assess a site's suitability for housing, now or in the future:*

- *Policy restrictions;*
- *Physical problems or limitations;*
- *Potential impacts; and*
- *The environmental conditions¹⁹.*

8.10 To thoroughly assess the suitability of each of the sites, a set of ten suitability criteria were formulated, based on the SHLAA practice guidance. These were as follows:

- 1) Is the site's potential capacity 25% or more than the overall number of properties of the related village?
- 2) Are there any Tree Preservation Orders on site?
- 3) Is the site covered at all by an Essential Open Space Designation?
- 4) Does the site contribute to the creation of sustainable, mixed communities?
- 5) Will the development on the site lead to a loss of amenity or have an adverse effect on the landscape?
- 6) Is the site in flood zone 2 or 3?
- 7) Would the development on the site negatively impact on conservation (environmental or heritage)?
- 8) Would the development lead to significant issues to be experienced by prospective residents?
- 9) Are there significant contamination issues/hazardous risks/pollution on the site?
- 10) Are there any major access issues regarding the site?

¹⁹ CLG guidance.

8.11 These criteria (and how they relate to assessing suitability overall) can be seen in figure 2. Each are set out below in greater detail. If a site failed any of the suitability criteria and these issues could not be overcome then the site was not considered as suitable and therefore not deliverable as part of the 5 year supply. Instead, the site was considered in the medium to long term (years 6-15). As the SHLAA process is updated annually then some of these year 6-15 sites may eventually come forward into the 5-year supply.

POTENTIAL CAPACITY OF SITES

8.12 The first of the suitability criteria focussed on the potential capacity of the sites in the villages. To ensure that a site is proportional to the size of the village that it belongs, it was decided that if a sites' potential capacity exceeded 25% of the overall number of properties of the related village then it would not be deemed suitable for development within the short term (the next 5 years). This automatically resulted in the site falling into the medium to long term, i.e. years 6-15 supply. The precise category²⁰ that it will come forward in will be determined later in the SHLAA process (see section 9 of this report).

8.13 The 25% threshold was not applied to the key service centres or to sites within the existing settlement boundaries but it was applied to sites that were immediately adjacent to the G3 and G4 village settlements²¹. If a site was remote from a G3 and G4 settlement boundary it was excluded. Numbers of properties within each of the settlements were counted using the query facility in the Council's electronic mapping system, GGP²² (using the Address Point information²³). A full listing of these sites can be found in appendix 4 of this report.

TREE PRESERVATION ORDERS (TPO)

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

"There will be restrictions on the developability of any site on which there are trees growing both within and/or around the perimeter of a site. This is due to the influencing distance that trees have on site constraints and tree resentment issues resulting from concerns over light, leaf litter and root or branch encroachment."²⁴

²⁰ Whether this is years 6-10 or 11-15 years

²¹ G3 and G4 settlements are outlined within the Districtwide Local Plan but include all settlements in the District apart from Wilpshire, Clitheroe, Longridge and Whalley.

²² GGP is an electronic mapping system that the Council uses to record and analyse data.

²³ This task was undertaken on 20/11/08

²⁴ Emails from RVBC Countryside Officer, David Hewitt, January and September 2009.

8.15 When assessing the SHLAA sites affected by a TPO, it was found that in the majority of cases, the TPO would not prevent development from taking place, but instead could be progressed with restrictions.

ESSENTIAL OPEN SPACE

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

CONTRIBUTION TO SUSTAINABLE/ MIXED COMMUNITIES

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

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

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

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

- **Bus Stop** - to contribute to sustainable/mixed communities a bus stop must be present within the settlement boundary.

- **Food shop/ store** - to contribute to sustainable/mixed communities a food shop or store must be present within the settlement boundary or within 400m of the settlement boundary.
- **Recreational Land/Facility** - to contribute to sustainable/mixed communities there must be present recreational land or a recreational facility within the settlement boundary or within 800m of the settlement boundary.
- **Village hall** - to contribute to sustainable/mixed communities there must be a village hall within the settlement boundary or within 600m of the settlement boundary.
- **Broadband access** - to contribute to sustainable/mixed communities, broadband access must be available within the settlement boundary.
- **Health provision** - to contribute to sustainable/mixed communities there must be health provision present within the settlement boundary or within 1000m of the settlement boundary.
- **Educational provision** - to contribute to sustainable/mixed communities there must be a primary school within the settlement boundary or within 600m of the settlement boundary.
- **Employment** - although the presence of employment is an important part of creating balanced and mixed/sustainable communities, in Ribble Valley, which is a predominantly rural area, there must be an acceptance that employment will not necessarily always be found within the same village as housing opportunities, particularly the smaller settlements. This indicator is therefore excluded from our SHLAA in terms of assessing if the site contributes to the creation of sustainable/mixed communities.

8.20 After applying these indicators to each of the settlements, some of the settlements didn't satisfy all of the indicators. The settlements that did not meet all the indicators (and therefore did not have all the necessary services to contribute to the creation of sustainable/ mixed communities are set out below.

- Holden does not have 5 of the services
- Wiswell does not have 5 of the services
- Worston does not have 5 of the services
- Pendleton does not have 4 of the services
- Copster Green does not have 4 of the services
- Sawley does not have 4 of the services

- Wilpshire does not have 4 of the services
- Tosside does not have 3 of the services
- Grindleton does not have 3 of the services
- Newton does not have 3 of the services
- Osbaldeston does not have 3 of the services
- Rimington does not have 3 of the services
- West Bradford does not have 2 of the services
- Downham does not have 2 of the services

8.21 Due to its close proximity to Blackburn and also its designation as a growth area in the RSS, the view was taken that any development in the settlement of Wilpshire would still lead to the development of mixed and sustainable communities. It was also felt that the spatial proximity of Wiswell to the key service centre of Whalley would allow for the creation of mixed communities in terms of SHLAA sites in this settlement.

8.22 With the exception of Wilpshire and Wiswell therefore, where there were sites with the potential for housing development within any of the settlements listed above which do not have 3 or more of the listed services then it was determined that the sites would not contribute to the creation of sustainable, mixed communities as they are in locations that are too small to be regarded as settlements

8.23 Also, for the purposes of this element of the SHLAA, sites in locations not designated as settlements in the settlement hierarchy do not contribute to the creation of sustainable/mixed communities.

8.24 The settlements that do not contribute to the creation of sustainable/mixed communities are listed below.

- | | |
|-----------------|---------------|
| • Holden | • Newton |
| • Pendleton | • Osbaldeston |
| • Wosrton | • Rimington |
| • Copster Green | • Sawley |
| • Grindleton | • Tosside |

8.25 Following the settlement hierarchy methodology assisted in adhering to the principles of sustainable development set out in Planning Policy Statement 1 (**PPS1**). The extract below illustrates that the settlement

hierarchy methodology clearly considers the issues of sustainable development, particularly in ensuring that suitable land is made available in line with economic, social and environmental objectives to improve people's quality of life.

8.26 Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- Making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;
- Contributing to sustainable economic development
- Protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;
- Ensuring high quality development through good and inclusive design, and the efficient use of resources; and,
- Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community²⁵.

LOSS OF AMENITY SPACE/ ADVERSE IMPACT UPON THE LANDSCAPE

8.27 Another aspect of assessing the suitability of the sites looked at whether development on the site would lead to a loss of amenity space or have an adverse impact upon the landscape. This involved a partnership approach to assessment by working with a Senior Development Control Planning Officer to obtain their opinion of this issue.

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

SITES IN FLOOD RISK-ZONES 2 AND 3

8.29 In determining suitability, paragraph D14 on page 28 of PPS25²⁶ states that flood risk should be taken into account.

8.30 In the PPS25 definition, **dwelling houses** are classified as a '**more vulnerable**' use of land.

8.31 PPS25 states that '**more vulnerable**' uses of land are **appropriate** in flood zone 2'.

²⁵ Extract taken from PPS1: delivering Sustainable Development

²⁶ PPS25: Development and Flood Risk

8.32 In flood zone 3 however, '**more vulnerable**' uses are only permitted if the site is on a previously developed site. Therefore, in principle the sites in flood zone 3 that are on **previously developed land (PDL)** are **appropriate**.

8.33 If a site falls within flood zone 3 but is not on PDL then the site must pass the exception test outlined in PPS25. Information is given below on the criteria required to pass this exception test.

8.34 For the exception test to be passed the development proposals must:

- a) **Demonstrate that the development provides wider sustainability benefits that outweigh flood risk;**
- b) **Be able to demonstrate that there are no reasonable alternative sites on pdl.**

In order to justify these criteria (a) and (b) PPS25 states that,

- c) **A Flood Risk Assessment (FRA) must demonstrate if the development will be safe, without increasing flood risk elsewhere.**

8.35 Where a site in flood zone 3 passed section (a) and (b) of the test then it was determined that the issue of flooding could be overcome.

8.36 It is important to acknowledge that a level 2 SFRA is required to justify these decisions. As Ribble Valley had not completed its level 1-SFRA and had no timetable set out for a level 2-SFRA whilst this SHLAA was being undertaken, then there is a possibility that a reduced degree of accuracy regarding the suitability of the sites (in terms of flooding) has been incorporated.

8.37 As a result of this, and to assist with decision making to increase the level of accuracy as much as possible, where, in our opinion, the risk of flooding could not be overcome, then the Environment Agency was consulted for further advice. The Environment Agency considered these sites and wrote back to us with a list of recommendations. As a result, on the sites where there remained a risk of flooding on part of the site, then the net area of the site was adjusted accordingly to represent the area of the site that could be still be developed.

8.38 In the absence of a completed SFRA, information was used from the Council's electronic mapping system GGP²⁷, which used data from the July 2007 Flood Risk Overlay maps. It is anticipated that the SFRA will be completed by the time an update of the SHLAA is undertaken.

²⁷ GGP is the Council's Geographical Information System, which includes maps and overlays of visual data such as flood risk maps.

NEGATIVE IMPACT UPON CONSERVATION

- 8.39 This test of suitability looked at the issue of conservation. For the purposes of this test, 'conservation' related to both heritage conservation and environmental conservation.
- 8.40 Where it was evident that the development may potentially have an impact on heritage conservation including Listed Buildings and Conservation Areas, the Council's Design and Conservation Officer was consulted to determine if this issue could be overcome or whether it would prevent any residential development being undertaken on the site.
- 8.41 In terms of assessing the impact of environmental conservation, specific details for each site had already been collected as part of the sustainability criteria. This included information such as the presence of sites of special scientific interest (SSSIs), County Biological Heritage sites (CBH), Local Nature Reserves (LNRs), Area of Outstanding Natural Beauty (AONB) quarry information and Mineral Notification Areas.
- 8.42 The earlier collection of this information assisted in determining the impact of the potential housing development upon the environmental conservation of the site. This stage was undertaken in partnership with the Council's Countryside Officer.

SIGNIFICANT ISSUES EXPERIENCED BY PROSPECTIVE RESIDENTS

- 8.43 Another of the ten tests of suitability related to whether prospective residents of the developments would be adversely affected if the development were to go ahead.
- 8.44 This was assessed by the SHLAA team members and occasionally in consultation with Environmental Health where it was felt that bad neighbour uses might cause a potential problem.
- 8.45 As with other tests of suitability, the information previously gathered for the sustainability criteria was valuable in accurately assessing this.

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

- 8.46 The penultimate test of suitability assessed if a site was affected by significant contamination issues, hazardous risks or pollution on the site.
- 8.47 To determine if a site was suitable in these terms, it was necessary to determine if a site fell on top of or within the consultation zone for landfill gas or a high-pressure pipeline. Advice was sought from the Environment Agency to assist with the assessment of this test of suitability.
- 8.48 The following advice relates to the sites that are within the consultation zone for landfill gas but not directly on top of the landfill site.

8.49 *“Where a development is proposed adjacent to or within 250m of a former landfill site, the major concern is landfill gas migration. We feel that landfill gas is more of a human health concern, as there is no detrimental effect on controlled waters. Although the EA is currently the statutory consultee on landfill gas, we issued local advice to each council in the area several years ago that said unless a development was actually proposed on top of a former landfill, we didn't need to see it. If a development is not on a landfill, and there are no other obvious land contamination issues, then landfill gas is something that can be dealt with through appropriate construction techniques. However, I would advise you to contact your Environmental Health department to discuss landfill gas as they will probably know more about it than us²⁸.”*

8.50 In response to this advice, it was determined that any site proposed adjacent to or within 250m of a former landfill site would be shown to the Council's Environmental Health Department to consider if this issue could be overcome or whether it would prevent residential development occurring on the site. Environmental Health stated that **if a site is adjacent to or within 250m of a former landfill site then this issue can be overcome with mitigation measures.** These mitigation implications may make the site financially unviable for development, however in terms of the effect of contamination on the suitability of the site then this issue can be overcome.

8.51 In terms of the sites that are directly upon landfill, the following advice was received from the Environment Agency:

8.52 *“Where a development is actually proposed on top of a former landfill site, there are contaminated land concerns, both in terms of the risk to human health and the risk of pollution to controlled waters. Landfill gas would still be a concern, but it would need to be considered as part of a full site investigation/desk study. Such a survey would be required to determine the extent of contamination on site, whether or not the proposed use was appropriate given any contamination and if not, whether a remediation of the site would facilitate the development. Now depending on how contaminated a site is, there is always likely to be a remediation solution, however this may be constrained by cost, which in turn may affect the viability of a development. Considering the precautionary approach advocated in PPS23²⁹, this is going to be something you will need to consider if any of the sites highlighted by the SHLAA are on such sites³⁰.”*

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

²⁸ Phillip Carter, Planning Liaison Officer, Environment Agency (December 2008).

²⁹ PPS23: Planning and Pollution Control (2004)

³⁰ Phillip Carter, Planning Liaison Officer, Environment Agency (December 2008).

8.54 Once the Environment Agency had sufficient time to consider these sites, advice was received back. There was only one site where it was seen as potentially impossible to mitigate the effects of landfill gas. The site in question was flagged up as having a potential risk of pollution, which in turn could result in a risk to human health and controlled waters.

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

8.55 For the sites that fell within the consultation zones of a high-pressure pipeline, the Health and Safety Executive (HSE) was consulted. This was done using the HSE PADHI+ system (Planning Advice for Development near Hazardous Installations), which is an online tool, used by LPAs to gain advice from the HSE regarding proposed developments.

8.56 Various details are requested by the system and on the basis of these a response is generated. As well as consulting with the HSE it is also required that the pipeline operator is consulted, eg. National Grid or Huntsman, to seek their comments on the proposals. This was done by e-mail.

8.57 For all but one site that fell within a consultation zone, results from the HSE and the PADHI+ system showed that development would be possible. The only site where an issue was raised related to a site in West Bradford where the HSE advised against development.

MAJOR ACCESS ISSUES

8.58 The final suitability criteria related to access issues. Where it was felt that there were major access issues that would negatively impact upon the sites, the Highways Officer at Lancashire County Council (**LCC**)³¹ was consulted and advice sought on these sites to determine if this issue could be overcome.

8.59 It was found that potential access issues could be overcome on the majority of sites where access had been flagged as a potential constraint to the suitability of development.

³¹ Martin Nugent, Traffic and Development Engineer at Lancashire County Council

8.60 Following the tests of suitability, the availability of sites needed to be assessed. This assisted in assessing the delivery and developability of each of the sites.

Availability

8.61 *A site considered available for development, when, on the best information available³², there is confidence that there are no legal or ownership problems such as multiple ownerships, ransom strips³³, tenancies or operational requirements of landowners³⁴.*

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

GENERAL APPROACH

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

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

8.65 This approach has been adopted since it is hoped that publication of this SHLAA Report will, in itself, act as a catalyst to draw such owners out into the open and highlight any further potential issues. It is envisaged that an (overly) inclusive approach, is preferable, at this stage, to an (overly) restrictive approach, in that the former:

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

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

³² This can be confirmed by legal searched but these can only be relied upon for a short period (CLG guidance)

³³ Also known as an access strip (CLG guidance)

³⁴ CLG guidance (2007)

AGENT/ LANDOWNER SUBMISSIONS

8.67 Where the land ownership was known (as the information had been included with the site submission) then the land ownership information was inputted directly into the SHLAA database.

8.68 Where the land ownership was not known, but the site had been submitted by someone who had included their own contact details (i.e. a land or planning agent of the house or landowner), then this person was contacted in order to try to ascertain ownership. A copy of the letter sent to these agents can be found in appendix 5 of this report.

8.69 The information received back as a result of these requests was then entered into the SHLAA database.

8.70 The letter sent to these individuals stated that if they did not respond within a specified time frame then we would determine there to be no ownership issues relating to the site. In a small number of cases, this situation occurred. We therefore determined there to be no ownership issues relating to these sites.

SETTLEMENT AUDIT IDENTIFIED SITES

8.71 Where a site was identified through the Council's own survey work (through the settlement audit) and no consultee details were available, index map searches of Land Registry records were undertaken by the Council's Legal Department. This enabled us to establish the number of titles, if any, registered in respect of each site.

8.72 Where the results of these index map searches showed land to be unregistered, the Council was unable to find out about legal or ownership problems in respect of that particular site (or that particular part of the site), i.e. we felt that we had reached the end of the road in terms of best available information. A working assumption was therefore made that this land would be deemed to be available. As explained above, if and when further information becomes available in respect of the ownership of such sites, a further assessment will be necessary.

8.73 Where the results of the index map search showed that there was only one title in respect of that site, the following approach was adopted.

- Sites that have the potential capacity to deliver 15 or more houses were viewed as being 'large' sites. This is in line with PPS3³⁵. A decision was taken that due to the amount of residential development that these sites could provide, a more accurate assessment of site ownership was required. Therefore on sites involving registered land with the potential for more than 15 dwellings, office copies were

³⁵ PPS3 states that sites of over fifteen dwellings are required to provide an element of affordable housing. Therefore in terms of the SHLAA, Ribble Valley takes this site size threshold to represent 'large' sites.

obtained from the Land Registry. This information provided us with the names of the registered proprietors for the land in that site.

- For sites with the capacity for less than 15 dwellings, these were viewed as 'small' sites. On small sites there is a sufficient degree of confidence that development could be secured. Therefore, the names of those with the title to the land were not obtained.

8.74 As with the sites that had one title, where the legal searches showed there to be multiple titles, a further search was undertaken by the land registry, to establish who owned the title of the land. This process was undertaken on all sites (irrelevant of capacity threshold).

8.75 A flow chart that explains this can be found at figure 3.

Figure 3: Flow chart showing SHLAA process in determining the availability of sites.



- 8.76 As set out in the flow chart at figure 3, it was necessary to establish when the land might come forward for development in terms of availability alone. The following criteria were therefore applied to each site.
1. Where a site was unregistered, the agent had stated that there were no ownership issues, or only one registered proprietor was shown on the office copies (land registry searches), the site was deemed to be deliverable within the short term (years 0-5).
 2. Where legal searches showed there to be two owners, it was felt these sites would be available in the medium term (years 6-10).
 3. Where there were 3 or more owners, it was determined that these sites would not be available until the long term (years 11-15).
- 8.77 This approach predominantly focuses on how many titles a site has in terms of assessing availability as the SHLAA is intended to be an indicative study of possible sites rather than a firm legal assessment of the viability of actual sites.
- 8.78 The timetables set out above relate to availability only. In order to assess years in which sites will come forward, the suitability and achievability of a site should be considered. The suitability of the site was discussed earlier in this chapter. The next section relates to assessing the achievability of sites.

Achievability

- 8.79 *A site is considered achievable for development when there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period. It will be affected by market factors, cost factors and delivery factors. There are a number of residual valuation models available to help determine whether housing is an economically viable prospect for a particular site³⁶.*
- 8.80 To assist with the measurement of economic viability assessments, the SHLAA followed the methodology set out in the 2003 Entec report. This report was undertaken on behalf of the North West Regional Assembly (NWRA³⁷), and is a tried and tested method of establishing if a site is potentially economically viable.
- 8.81 Although much of this work was undertaken in-house, the CLG guidance highlights the usefulness of the views of house builders and local property agents³⁸. Therefore, Ribble Valley Borough Council worked jointly with members of the Housing and Employment Market Partnership (**HEMP**) group (as valuation experts) to assess the viability of the sites³⁹.
- 8.82 The data that fed into the economic viability assessments was as up to date as possible. However, the sites have no draft layout and are instead simply location plans with the proposed housing site outlined in red. Therefore as no specific data was available (i.e. as is provided with a planning application) it was necessary to use averaged data.
- 8.83 Average build costs (£/m²) and size (m²) were taken from the Building Cost Information Service's (BCIS) quarterly review of building prices⁴⁰. Where necessary, some additional information was taken from SPON'S Architects and Builders Price Book 2009.
- 8.84 Average house price information was taken from an online house price information provider⁴¹, which uses information from the Land Registry on actual sales since the year 2000. The information on this website was last updated in November 2008 and was therefore as up to date as feasibly possible. In two settlements there were no sale prices available due to the small nature of the settlement and therefore it was necessary to look for current sale price information to assist in formulating an average cost of properties in these settlements.

³⁶ CLG guidance (2007)

³⁷ The NWRA became 4NW in 2008

³⁸ Two local Estate Agents and a Strategic Land Manager for UK -wide land developer were used for this task.

³⁹ CLG guidance states that house builder and local property agents should provide expertise and knowledge to help take a view on how market conditions may affect economic viability.

⁴⁰ October 2008, Issue Number 11

⁴¹ www.nethouseprice.com

8.85 It was accepted that on the 'large' sites (sites of over 15 dwellings) there would be abnormal development costs, which needed to be incorporated into the overall development costs. This abnormal development cost figure was used to take the cost of affordable housing provision into account⁴².

8.86 It was decided that in the absence of more detailed information for each site, an average figure of a 5% discount of the expected build costs was used as the abnormal development costs figure. Disposal fees were set at 4% GDV and land finance was set at 8%.

8.87 To assess the level of viability for each of the sites, it was necessary to make informed estimates regarding the potential development options for the site (i.e. is the development likely to be detached, semi-detached or mixed etc.). The potential development options were taken from the following.

1. Terraces/ Town Houses/ Mews (One-off Development)
2. Semi -Detached (One-off Development)
3. Detached (One-off Development)
4. Mixed Developments, housing (Mixed Estate)

8.88 The 'mixed developments' data was used on all sites over 15 dwellings and utilised the 'mixed development-housing' information from the BCIS. The remaining three options were chosen depending on the type of development on existing sites surrounding the proposed SHLAA site. So for example, if a site was situated in the middle of a terraced row, then the information for terrace properties was used to establish what build costs would be for the site as it would be expected that this is the type of development that would come forward.

8.89 The overall aim of assessing achievability was to determine whether "there was a reasonable prospect that housing will be developed"⁴³.

8.90 The aim, in undertaking the economic viability assessments, was to filter the sites as follows:

- Where a site was found to be economically viable, and was also shown to be suitable and available, then it would be considered to be a potentially deliverable site within the short term as part of the 5-year supply.

⁴² It was for this reason that the abnormal development costs were only applied to schemes of a potential capacity of 15 dwellings or over. This 15 dwelling threshold was the affordable housing provision threshold used by RVBC at the time the SHLAA was undertaken.

⁴³ CLG guidance (2007)

- Where a site was not seen to be economically viable, then the site was not deliverable and therefore was considered as part of the medium-long term (years 6-15 supply).

Issues with achievability

8.91 As discussed, a partnership approach to assessing achievability of the sites was adopted by involving members of the HEMP group to act as assessors of viability⁴⁴. The assessors raised some issues that are discussed below.

8.92 These issues ranged from broad concerns about the current economic downturn⁴⁵ and its potential impact, to more specific concerns on the lack of detail on variables regarding specific developments that could influence viability.

8.93 For example, when assessing a development at planning permission stage it is generally possible to look at the specific details of a scheme, including information on building materials, the split of type and tenure on site and remediation solutions to name just a few. As the SHLAA sites remain as potential development sites that don't yet have draft layouts and actual schemes drawn up, it was recognised that it was not possible to apply this level of detail to each of the sites and that such detail went beyond the general intention of this assessment model.

8.94 As a result, as discussed in paragraph 8.82, averaged data had to be used which resulted in some loss of accuracy, but did provide an indication as to what may come forward on a site, consistent with a broad assessment. The data appraised was sourced from industry standard sources. Whilst the level of viability of the sites overall came out as relatively high, by using averaged data it was decided that the achievability of the sites would be considered again in detail at application stage. This ensured sites were not prevented from being considered as part of the 5-year supply because the information used in the achievability section of the process was based upon model assumptions.

8.95 It is worth noting two things at this stage in respect of the economic viability assessment:

- The economic viability of sites, is, necessarily, a moving target. What is achievable one day, may prove to be unachievable the next. As recent fluctuations with the economy have illustrated, it is impossible to estimate, with any degree of certainty, what may or may not be economically viable in respect of a given site at some point in the future, the exercise is therefore, at best, a hypothetical one; and

⁴⁴ CLG guidance states that LPAs should work with key stakeholders in preparing the SHLAA. Housing market partnerships should (and do in the case of Ribble Valley) include key stakeholders.

⁴⁵ During the preparation of the SHLAA the British economy moved into recession, which doesn't reflect the 'normal' situation, as the majority of developments would not be seen as viable.

- Practitioners involved in this part of the assessment process noted that they did not feel at ease with the methodology that was required of them in carrying out such a hypothetical SHLAA assessment (being used to firmer, more solid criteria for assessment in their day-to-day working life). The hypothetical nature of the assessment meant that they were being asked to estimate viability with regard to actual sites, based on likely/probable, rather than on actual, future conditions. It is therefore unsurprising that a conservative assessment of the economic viability of the specific sites was given.

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

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

Determination of supply for SHLAA sites

YEARS 0-5

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

YEARS 6-10

- Suitable but failing one test
- Available- No availability issues (site has either unregistered or has up to two registered owners)
- Can be achievable or not achievable

YEARS 11-15

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

9.2 At this stage in the assessment, the findings of the overall study were drawn together to devise an indicative housing trajectory that sets out how much housing could be provided and at what point in the future.

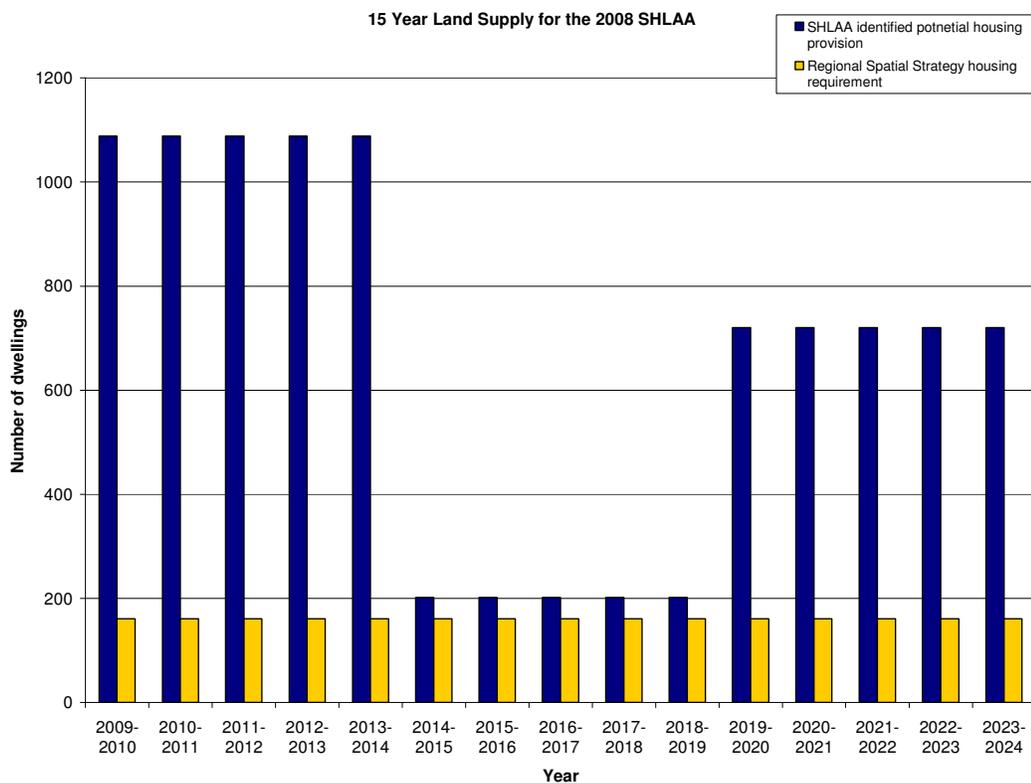
9.3 The housing trajectory indicates if there are sufficient deliverable and developable sites identified by the SHLAA in line with housing targets⁴⁶. The housing trajectory can be found at figure 4.

⁴⁶ As set out by the North West RSS

9.4 If at this stage the Council had not been able to demonstrate a five-year supply of housing land then there would have been two options open to the Council – the identification of broad locations for future housing growth or the use of a windfall allowance.

9.5 However, based on RSS annual housing figures (of 161/yr), the SHLAA process has shown that there is approximately 62 years supply of residential land available in the borough that is deliverable and developable over the 15-year period. 54%⁴⁷ of this is deliverable and is therefore included within the 5-year land supply. Therefore, there is no need to identify broad locations for future housing growth or windfall sites for this SHLAA.

Figure 4: Indicative Housing Trajectory (housing land requirement)



⁴⁷ Which is equivalent to 34 years supply of potential housing land.

RISK ASSESSMENT

- 9.6 In the practice Guidance it states that an overall risk assessment should be made as to whether sites will come forward as anticipated.
- 9.7 Although there is sufficient land identified for the whole of the 15-year period which clearly meets (and exceeds) the RSS housing target, an issue that did occur was correctly phasing this across the five, ten and fifteen year period.
- 9.8 Due to oversupply of housing against the Joint Lancashire Structure Plan (JLSP)⁴⁸, Ribble Valley Borough Council operated a housing restraint policy⁴⁹ from 2002 until September 2008 to bring figures back in line with the JLSP housing targets. This policy restricted market housing development in all locations and permitted only affordable housing that met an identified local need.
- 9.9 As a direct result of this, completion rates for the last six years have been extremely low. It is therefore not possible to use these completion figures to make accurate predictions regarding when the housing land identified in the SHLAA will come forward. As a result, for the purposes of this SHLAA it has been necessary to annualise the figures to provide an indication of the level of housing that will be provided each year. This is shown in figure 4.
- 9.10 Following the relaxation of the housing restraint policy in September 2008, it is anticipated that within the next few years, there will be a better level of completion rates on which to base the projected completions for future updates of the SHLAA.

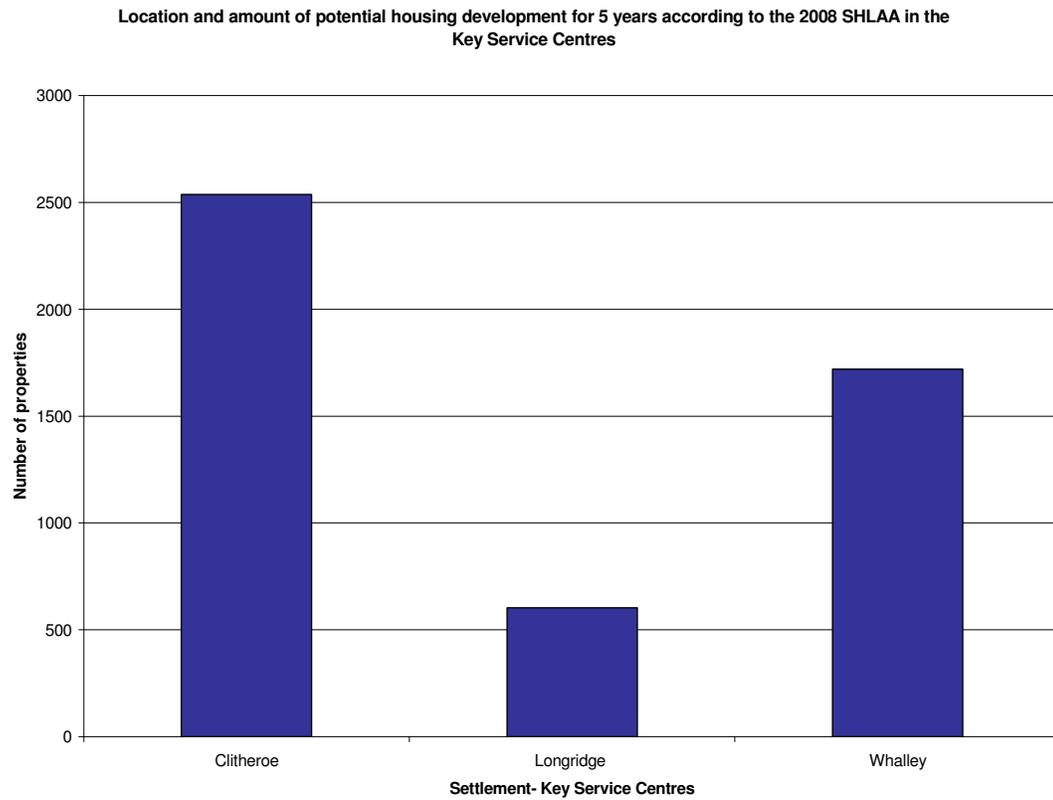
LOCATION OF THE DEVELOPMENT

- 9.11 The SHLAA has identified 138ha of land in the 5-year supply. This equates to 5441 dwellings. The majority of the land is located around the key service centres of Clitheroe, Longridge and Whalley and would provide for 70% of the identified 5-year supply (see figure 5).

⁴⁸ which was only superseded by the RSS in September 2008

⁴⁹ Often referred to as the moratorium

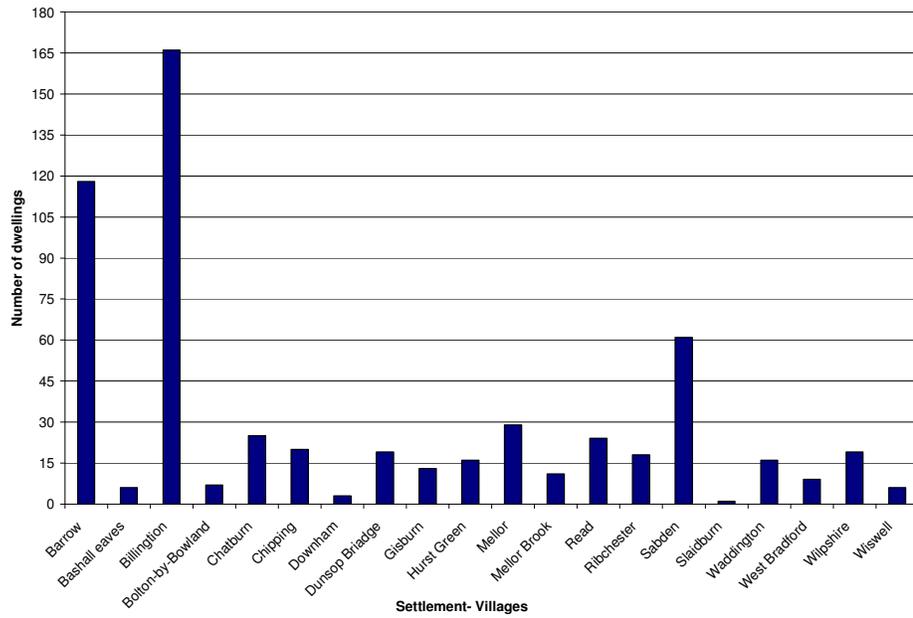
Figure 5



9.12 The remaining 30% of the 5-year supply is composed of development within the villages. This is shown in figure 6.

Figure 6

Location and amount of development potential for 5 year supply according to 2008 SHLAA



IMPLICATIONS ON THE LDF

9.13 In terms of the implications on the LDF, the data obtained by undertaking the SHLAA will feed into the Core Strategy and the Housing and Economic Development DPD. The data will help to make estimations regarding where development land will come forward over the plan period and assists in the identification of strategic sites.

10. CONSULTATION & MONITORING

CONSULTATION

- 10.1 Consultation was undertaken throughout the SHLAA process, particularly with the Borough Members and Parish Councillors to ensure that the process was transparent and that there was a degree of awareness surrounding what the SHLAA aimed to achieve.
- 10.2 In June 2008 a full day conference was held for all Borough Members to discuss many aspects of the LDF, with the majority of the afternoon session focussing on the SHLAA.
- 10.3 In early July 2008 a Parish Council workshop was held which was well attended. This also focused heavily on the SHLAA and each parish Councillor was given the opportunity to view the submitted sites.
- 10.4 Following these conferences and workshops, the opportunity was given to all Parish Councillors and Borough Members to meet with a member of the SHLAA team to discuss the SHLAA and have any questions answered that they may have had. There was a high take up on this offer with many meetings taking place with the SHLAA team.
- 10.5 Following these meetings and workshops, though still early in the overall SHLAA process the methodology for the SHLAA was consulted upon for a six-week period in September 2008⁵⁰. This was made available at the Council offices and also published on the website for comment. Although no comments were received on the published methodology, minor changes were made to this methodology following the consultation to ensure that the SHLAA accurately followed the CLG SHLAA practice guidance.
- 10.6 Following this, the draft SHLAA report was consulted upon between 13th April and the 5th June 2009. Representations were received from 705 bodies and where appropriate and inline with the methodology, changes were made to the SHLAA report and book or sites. The SHLAA was formally adopted in November 2009 following approval from the Planning and Development Committee on 5th November 2009.

PUBLICATION OF FINDINGS

- 10.7 This SHLAA report forms the basis of the 2008 SHLAA along with the SHLAA database and the Booklet of Sites that breaks down the submitted sites into 'Included sites'⁵¹ and 'Excluded sites'⁵². Within these two main sections, the sites are then arranged into settlements in alphabetical order. A reference copy of this is available from planning

⁵⁰ See appendix 9.

⁵¹ These Included sites are essentially sites that were taken forward in the process and assessed in terms of the suitability, availability and achievability (see section 7).

⁵² These Excluded sites are sites that were not included within the SHLAA assessment, as they did not meet the criteria set out in the SHLAA methodology (see section 7).

reception on level D of the Council Offices. The report is also published on the Council's website at www.ribblevalley.gov.uk.

MONITORING

- 10.8 It is intended that updates of the SHLAA will be produced alongside the Annual Monitoring Report (AMR). This will include potential new sites (following a call for sites exercise) and will, where necessary update information from this first SHLAA. So, for example, employment uses that were operational in the 2008 SHLAA may have ceased operations by the time following updates are produced and therefore can be considered for housing development.
- 10.9 Information will also feed into future updates of the SHLAA from the Housing Land Availability Reports (HLA) that are produced bi-annually by the Council. Sites that were submitted to the SHLAA will be monitored as part of the HLA and therefore if a planning application for residential development is approved on a site then this information will be inputted into the SHLAA database, which will then effectively remove the site from the SHLAA.
- 10.10 It is important that updates of the SHLAA are undertaken to ensure that information remains accurate, is not double counted and that the Council can accurately monitor the amount of potential residential land that is deemed as deliverable and developable.

11. GLOSSARY OF TERMS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FIVE-YEAR SUPPLY- Each Local Planning Authority is required to demonstrate a five-year supply of land for housing. Ribble Valley is required to provide 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.

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

GDV – Gross Development Value

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

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

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

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

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

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

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

HSE- Health and Safety Executive.

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

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

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

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

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

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

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

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

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

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

NLUD- National Land Use Database. This is a database of information that includes information on previously developed land and its location across the whole of England.

NWRA- North West Regional Assembly. This organisation became 4NW in 2008. It acts as the regional planning body for the north west and produces documents such as the RSS.

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

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

PPS1- Planning Policy Statement 1- Sustainable Development. This sets out the principles for sustainable development. It is a national planning policy document. Planning applications are determined against this.

PPS3- Planning Policy Statement 3- Housing. It is a national planning policy document. Planning applications are determined against this.

PPS25- Planning Policy Statement 25- Development and Flood Risk. It is a national planning policy document. Planning applications are determined against this.

RSS- Regional Spatial Strategy. This is the regional planning policy document. Planning applications are determined against this.

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

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

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

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

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

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

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

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

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

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

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

YEARS 0-5- This is the time period from the time that the SHLAA was undertaken. So for example if the SHLAA was published in 2009, years 0-5 would cover 2009- 2013.

YEARS 6-10- This is the time period from the time that the SHLAA was undertaken. So for example if the SHLAA was published in 2009, years 6-10 would cover 2014- 2018.

YEARS 11-15- This is the time period from the time that the SHLAA was undertaken. So for example if the SHLAA was published in 2009, years 11-15 would cover 2019- 2024.

Appendix 1

Criteria for initial site scoring

RESIDENTIAL SITES SUITABILITY SCORING CRITERIA

POLICY RESTRICTIONS

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

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

PHYSICAL LIMITATIONS

7. Does the site have suitable infrastructure (highways & utilities)?
Yes = 5
No = 1
8. Is the related infrastructure able to cope/capable of being adapted to accommodate further development?
Yes = 5
Partially = 3
No = 1
9. Is the site within a landfill gas consultation zone?
Yes = 1
Partially/immediately adjacent to = 3
No = 5
10. Is the site constrained by topography?
Level/flat = 5
Gentle slope = 3
Steep slope/drop = 1
11. Is the site at risk of flooding?
Yes (flood zone 3) = 1
Yes (flood zone 2) = 3
No = 5

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

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

No account was taken of schools in infrastructure provision.

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

POTENTIAL IMPACTS

12. Is the development within or would it affect the setting of a Conservation Area?
Yes = 1
No = 5
13. Would the development have an impact on a Listed Building or its setting?
Yes = 1
No = 5
14. Would the development have an impact on a Scheduled Ancient Monument or its setting?
Yes = 1
No = 5
15. Is the site within an archaeological hazard area?
Yes = 1
No = 5
16. Does the site contain a Tree Preservation Order?
Yes = 1
No = 5
17. Is the site covered by a nature conservation designation?
Yes (designation on site) = 1
Site within 250m buffer of a designation = 3
No = 5
18. Would the development adversely impact on surrounding uses?
Yes = 1
Partially = 3 (e.g. if a public footpath runs through the site)
No = 5
19. Does the site have any bad neighbour land uses e.g. heavy industry, school, major road, railway?
Yes (heavy industry) = 1
Moderate (school, railway, church) = 3
No (mainly residential) = 5
20. Is the site within the consultation zone for high pressure pipelines?
Yes = 1
No = 5
21. Are there any other reasons why the site is unsuitable for residential development?

*** In the SHLAA update a criterion will be added regarding mining and unstable ground.***

Appendix 2

List of sites to be excluded following initial site filtering

Site Ref	Location	Town /Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
009	Adjacent Rockmount, Pimlico Road	Clitheroe	Clitheroe	Settlement Audit	Field, basically grassed land end by wall	0.04	Greenfield	No	1.60
010	Rear Black Horse Public House, Pimlico Road	Clitheroe	Clitheroe	Settlement Audit	Field	0.14	Greenfield	No	5.60
013	Adjacent 16 Church Brow	Clitheroe	Clitheroe	Settlement Audit	Sunday School currently used for storage	0.02	Brownfield	No	0.80
016	Rear of 21 George Street	Clitheroe	Clitheroe	John C. Pye	End of green space	0.06	Greenfield	No	2.40
017	Adjacent Car Park, Mitchell Street	Clitheroe	Clitheroe	Settlement Audit and Planning application	Former coal yard	0.12	Brownfield	No	4.80
019	Barns opposite Rockmount, Pimlico Road	Clitheroe	Clitheroe	Settlement Audit	Redundant barns, listed	0.18	Brownfield	No	7.20
021	Johnson Matthey, Pimlico Road	Clitheroe	Clitheroe	Janet Dixon Town Planners	Employment works	12.86	Brownfield	Yes	514.40
022	Land at Park Hill	Clitheroe	Clitheroe	Janet Dixon Town Planners	Residential garden area	0.55	Brownfield	No	22.00
030	Motor Point Auto Centre, Victoria Street	Clitheroe	Clitheroe	DC Officer	Motor Point auto centre- garage	0.03	Brownfield	Yes	1.20
040	Land to rear of 46 Highfield Road	Longridge	Longridge	Janet Dixon Town Planners	Part curtilage, part grassland	0.17	Greenfield	No	6.80
042	H.T Forrest Ltd, Inglewhite Road	Longridge	Longridge	Janet Dixon Town Planners Ltd	Joinery workshop/office	0.42	Brownfield	Yes	16.80
043	Land off Inglewhite Road	Longridge	Longridge	Janet Dixon Town Planners	Garages	0.15	Brownfield	Yes	6.00
044	Land to rear 50 Kestor Lane	Longridge	Longridge	Janet Dixon Town Planners	Looks like garden	0.30	Brownfield	No	12.00

Site Ref	Location	Town /Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
045	Land off Lower Lane	Longridge	Longridge	Janet Dixon Town Planners	Scrub land to roadside, look like garden to replacement house	0.09	Greenfield	No	3.60
046	Land to rear of Ingleby & Lowerfields, Lower Lane	Longridge	Longridge	Janet Dixon Town Planners	garden areas	0.22	Greenfield		8.80
051	34 The Sands	Whalley	Whalley	Settlement Audit	Derelict house & large garden	0.17	Brownfield	No	6.80
055	21 King Street	Whalley	Whalley	Janet Dixon Town Planners	Shop	0.03	Brownfield	Yes	1.20
056	7 Accrington Road	Whalley	Whalley	Janet Dixon Town Planners	Empty children's nursery	0.03	Brownfield	No	1.20
057	Manor Road	Whalley	Whalley	DC officer and St. Vincents Housing Association	Garage and car park on land opposite	0.05	Brownfield	No	2.00
069	Read Motor Bodies Garage, Hambledon View	Read	Read	Mr. K. Abbott	Garage/ motor repair	0.05	Brownfield	Yes	1.75
070	Whins, Whins Lane	Read	Read	Atherton's Property and Land	Garden area	0.83	Brownfield	No	29.05
071	Friendship Mill, Whalley Road	Read	Read	King Sturge LLP	Mill (parts in poor state of repair)	0.73	Brownfield	Yes	25.55
072	Land to rear of properties on Whalley Road, Opposite Hammond Ground	Read	Read	Bellway Homes	Part garden, remainder field	2.03	Greenfield	No	71.05
074	Land at Whins Lodge, Whalley Old Road	Langho	Langho	Mr and Mrs Holmes	residential and associated land	1.83	Greenfield	No	64.05

Site Ref	Location	Town /Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
075	Barns and land at Croasdale Farm, Whinney Lane	Langho	Billington and Langho	Janet Dixon Town Planners	Farm complex and barn	0.05	Greenfield	No	1.75
077	Petre Wood Garden Products, Longsight Road	Langho	Billington and Langho	Janet Dixon Town Planners	Grassland	2.52	Greenfield	No	88.20
078	Whalley Road	Langho	Billington and Langho	Simon Gillespie Assocaites Ltd and Barbara Bryan	Agricultural land, grassland	1.74	Greenfield	No	60.90
079	No. 65 The Beeches, Whalley Road	Langho	Billington and Langho	Peter and Sandra Pearson	Garden land off residential	0.16	Brownfield	No	5.60
080	Land off Whalley Road	Hurst Green	Aighton, Bailey and Chaigley	Carter Jonas Property Consultants	Agricultural field- in use	0.78	Greenfield	Yes	27.30
081	Land off Whalley Road	Hurst Green	Aighton, Bailey and Chaigley	Carter Jonas Property Consultants	Field/ playing field for school	1.00	Greenfield	No	35.00
085	Land adj 5 The Dene	Hurst Green	Aighton, Bailey and Chaigley	Janet Dixon Town Planners	Covered in trees	0.07	Greenfield	No	2.45
086	Land off Whalley Road	Hurst Green	Aighton, Bailey and Chaigley	Janet Dixon Town Planners	Dwelling, curtilage and field	0.44	Greenfield	No	15.40
093	Land off Back Lane	Wiswell	Wiswell	John Pallister Ltd	Covered in trees/vegetation, stone wall to roadside boundary	0.08	Brownfield	No	2.80

Site Ref	Location	Town /Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
095	Land at Thurstons, Off Myrescough Smithy Road	Mellor Brook	Mellor	JWPC Ltd	Residential and land, scrap metal/parts business	0.55	Brownfield	No	19.25
096	Land adj. Mill Cottage (off Victoria Terrace)	Mellor Brook	Mellor	JWPC Ltd	Garden land to 6 Mil Cottage and old air raid shelter	0.08	Brownfield	No	2.80
097	Land off Whalley Road	Sabden	Sabden	Derek Hicks & Thew Architects Ltd	Fields	0.33	Greenfield	No	11.55
099	Land off Pendle Street East	Sabden	Sabden	Janet Dixon Town Planners	Garage- parking area	0.13	Brownfield	Yes	4.55
102	Garden land between Church St and Parsonage Avenue	Ribchester	Ribchester	Harvest Housing Group	Garden Land	0.07	Brownfield	No	2.45
103	Former Clarendon Haulage Yard, Church Street	Ribchester	Ribchester	Gary Swarbrick	Electrical installation and maintenance business (garage)	0.20	Brownfield	Yes	7.00
104	Altham Pumping Station (Simonstone)	Simonstone	Simonstone	United Utilities	Pumping Station and residential	0.42	Brownfield	No	14.70
107	Land at Cherry Hall, Main Street	Grindleton	Grindleton	Janet Dixon Town Planners	Existing residential use and garden area	0.11	Brownfield	No	3.85
109	Land at Wythenstocks Barn, Back Lane	Grindleton	Grindleton	Janet Dixon Town Planners	Garden area, grassed.	0.12	Brownfield	No	4.20
111	Greendale Mill, off Buck Street	Grindleton	Grindleton	Janet Dixon Town Planners	Storage business- Employment use	0.53	Brownfield	Yes	18.55
112	Back Main Street	Gisburn	Gisburn	Janet Dixon Town Planners	Driveway/ Shed/ garden	0.27	Brownfield	No	9.45

Site Ref	Location	Town /Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
113	Former Duckworth's Coaches Depot, Mill Lane	Gisburn	Gisburn	Janet Dixon Town Planners	Furniture room (retail), in use, and some sheds	0.05	Brownfield	Yes	1.75
114	Former Deerpark service station off Clitheroe Road	Gisburn	Gisburn	Janet Dixon Town Planners	Garage-operational, Smallbone Motors	0.11	Brownfield	Yes	3.85
118	Meadowville Works, Land between Whalley Road and Whalley Old Road	Billington	Billington and Langho	Richard Wilkinson and Sons, Janet Dixon Town Planners and Athertons Property and Land	Commercial vehicle bodybuilders, coach painters & signwriter	0.78	Greenfield	Yes	27.30
121	Land off Painter wood	Billington	Billington and Langho	Janet Dixon Town Planners Limited	Grassland with sizeable pond	0.03	Greenfield	No	1.05
124	Bank's Cottage, Longridge Road	Thornley	Thornley-with-Wheatley	Peel Holdings Land and Property	Green fields, trees	0.18	Greenfield	No	6.30
125	Land on Northcote Road	Old Langho	Billington and Langho	Janet Dixon Town Planners	Grassland	0.76	Greenfield	No	26.60
126	Land off Old Langho Road	Old Langho	Billington and Langho	Athertons Land and Property	Grassland-overgrown	0.08	Greenfield	No	2.80
127	The Bungalow	Dinckley	Dinckley	M. Butterworth Associates	grazing land	0.80	Greenfield	No	28.00
128	Land at rear of Lynnbrook, Longsight Road	Copster Green	Clayton-le-Dale	Janet Dixon Town Planners	(Garden with shed)- Former Women's Institute building-	0.16	Brownfield	No	5.60
129	Land at Manor House	Copster Green	Clayton-le-Dale	Janet Dixon Town Planners	Garden area	0.03	Brownfield	No	1.05

Site Ref	Location	Town /Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
130	Land at Hill Top Bungalow	Copster Green	Clayton-le-Dale	Janet Dixon Town Planners	Garden, annex accommodation	0.24	Brownfield	No	8.40
132	92 Whalley Road	Wilpshire	Wilpshire	Janet Dixon Town Planners	Residential with grassed garden area	0.36	Brownfield	No	14.40
133	Land off Tudor Close	Langho	Billington and Langho	John Partington	Garden land	0.04	Brownfield	No	1.40
134	Land on York Road, York	Langho	Billington and Langho	Janet Dixon Town Planners	Fields with trees	0.10	Greenfield	No	3.50
135	Higher Woodcocks Farm, Whinney Lane	Langho	Billington and Langho	M. Ward	Grassed area	1.77	Brownfield	No	61.95
137	Prospect Cottage, Lower Lane	Longridge	Longridge	Diane Curbishley	Garden area	0.23	Brownfield	No	9.20
139	Side garden of Newby Croft, Newby Lane	Newby	Rimington	Janet Dixon Town Planners	Garden area	0.03	Brownfield	No	1.05
141	Standridge, Whalley Road, Billington and Rocklea, Whalley Road	Billington	Billington and Langho	Jeanette Berry of 'Standridge'	Garden area, overgrown in part	0.21	Brownfield	No	7.35
144	60 Branch Road (and Bosburn Drive)	Mellor Brook	Mellor	John Hearle	Garden area	0.25	Brownfield	No	8.75
147	Scattered garages and garden sheds, rear of 113-131 Clitheroe Road	Sabden	Sabden	Settlement Audit	Sheds, garden rear/curtilage	0.15	Brownfield	No	5.25
150	6 Stubbins Lane	Sabden	Sabden	Settlement Audit	Residential	0.01	Brownfield	No	0.35
151	Garage unit, rear of 54 Whalley Road	Sabden	Sabden	Settlement Audit		0.05	Greenfield	No	1.75

Site Ref	Location	Town /Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
152	Run down garage lock up opposite 5 Brookside	Sabden	Sabden	Settlement Audit	Workshops, garages, derelict lock up (?)	0.05	Brownfield	No	1.75
153	Victoria Mill, Watt Street, Whalley Road	Sabden	Sabden	Settlement Audit	Mill	1.24	Brownfield	Partially (Minority)	43.40
156	Greenfield adjacent to 13 Waddow Grove	Waddington	Waddington	Settlement Audit	residential land (clu)	0.08	Brownfield	No	2.80
162	Land surrounding Old Hall, Chapel Lane, Clitheroe Road	West Bradford	West Bradford	Settlement Audit	Garden area with large established trees	0.47	Greenfield	No	16.45
168	Vacant land at Southern end of Hollowhead Avenue	Wilpshire	Wilpshire	Settlement Audit	House	0.19	Brownfield	No	7.60
171	Garden area adj 22 Shropshire Drive	Wilpshire	Wilpshire	Settlement Audit	Garden area	0.07	Brownfield	No	2.80
172	Rushings End, 44 Old Back Lane	Wiswell	Wiswell	Settlement Audit	Partially garden?	0.09	Brownfield	No	3.15
173	Plots 16 & 17, Crumpax Meadows, Crumpax Avenue	Longridge	Longridge	Peter Bamber, PGB Architectural services Ltd	Timber sheds with chickens in	0.06	Brownfield	No	2.40
174	Land off Mersey Street/end of Severn Street	Longridge	Longridge	Peter Bamber, PGB Architectural Services Ltd.	Breeze block building & trees to edge. Hardcore builders yard	0.14	Brownfield	No	5.60
175	Greenfield opposite Brow Barn, Back Lane	Wiswell	Wiswell	Settlement Audit	Garden, stone boundary wall and hedgerow	0.02	Brownfield	No	0.70
176	Split rear garden, 23 Pendleton Road	Wiswell	Wiswell	Settlement Audit	garden area,	0.05	Brownfield	No	1.75

Site Ref	Location	Town /Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
177	Split rear garden, rear of the Croft, Back Lane	Wiswell	Wiswell	Settlement Audit	Garden	0.03	Brownfield	No	1.05
180	Land to the north of Moorside Lane (to South of 6 Leys Close)	Wiswell	Wiswell	Settlement Audit	Garden land	0.10	Brownfield	No	3.50
181	22 Old Row	Barrow	Wiswell	Settlement Audit	Residential	0.00	Brownfield	No	0.11
182	Split existing garden area, Green Park Court	Barrow	Don't Know	Settlement Audit	Grassland/ Garden area to flats	0.33	Brownfield	No	11.55
183	Garden area adjacent to Springfield, Whiteacre Lane	Barrow	Wiswell	Settlement Audit	Garden area	0.06	Brownfield	No	2.10
185	21 Church Street	Ribchester	Ribchester	Settlement Audit	House	0.00	Brownfield	No	0.00
186	29 Church Street	Ribchester	Ribchester	Settlement Audit	House	0.01	Brownfield	No	0.35
187	30 Church Street	Ribchester	Ribchester	Settlement Audit	House	0.01	Brownfield	No	0.18
188	31 Church Street	Ribchester	Ribchester	Settlement Audit	House	0.01	Brownfield	No	0.35
189	45 Church Street	Ribchester	Ribchester	Settlement Audit	House	0.01	Greenfield	No	0.35
190	6 Ribblesdale Road	Ribchester	Ribchester	Settlement Audit	House	0.01	Brownfield	No	0.35
191	41 Blackburn Road	Ribchester	Ribchester	Settlement Audit	residential	0.01	Brownfield	No	0.18
192	Greenfield adjacent to Anchor Holme, Riverside	Ribchester	Ribchester	Settlement Audit	Grassland	0.09	Greenfield	No	3.15
195	Land opposite 9 Greenside	Ribchester	Ribchester	Settlement Audit	garden area (shed)	0.05	Brownfield	No	1.75

Site Ref	Location	Town /Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
198	Garden area adjacent 7 & 8 Manor Avenue	Ribchester	Ribchester	Settlement Audit	Garden area, mainly some hardstanding	0.37	Brownfield	No	12.95
202	23 Victoria Avenue, Vacant possibly empty dwelling	Chatburn	Chatburn	Settlement Audit	Residential use	0.01	Brownfield	No	0.18
204	Derelict house/ Barn adjacent Shaw Barn, Ribble Lane	Chatburn	Chatburn	Settlement Audit	Residential	0.01	Brownfield	No	0.35
205	Split existing house curtilage Town End Barn, Longridge Road	Chipping	Chipping	Settlement Audit	Garden	0.09	Brownfield	No	3.15
207	Land to rear of 14-20 Garstang Road	Chipping	Chipping	Settlement Audit	Cleared site	0.08	Brownfield	No	2.80
210	1-3 Grove Square	Chipping	Chipping	Settlement Audit	Residential	0.01	Brownfield	No	0.35
215	Gardens/informal open space, adjacent Red Cottage	Rimington	Rimington	Settlement Audit	Garden area	0.19	Brownfield	No	6.65
219	Field adjacent and north of 67 Branch Road	Mellor Brook	Mellor	NOT IN THE RIBBLE VALLEY BOROUGH	NOT IN THE RIBBLE VALLEY BOROUGH	0.00			0.00
221	Field between 104 and 104b Mellor Brow, between Mellor and Mellor Brook	Mellor Brook	Mellor	Settlement Audit	field	0.41	Greenfield	No	14.35

Site Ref	Location	Town /Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
222	Field/ paddock adj to 1 Hawthorn cottages Myerscough Road	Mellor Brook	Mellor	NOT IN THE RIBBLE VALLEY BOROUGH	NOT IN THE RIBBLE VALLEY BOROUGH	0.00			0.00
226	Field opposite Cuncliffe Fold Farm, Mire Ash Brow	Mellor	Mellor	Settlement Audit	Grassland	0.73	Greenfield	No	25.55
230	Automotive tools and supplies, the Old Smithy, Hambleton View	Read	Read	Settlement Audit	Industrial/ works	0.03	Brownfield	Yes	1.05
231	Grassed and wooded area, York Lane	Langho	Billington and Langho	Settlement Audit	Scrubland	0.50	Greenfield	No	17.50
232	Northcote Road (A59), North of Laycocks Farm	Langho	Billington and Langho	Settlement Audit	Field- farmed for hay	1.60	Greenfield	No	56.00
233	Grounds of The Ferns, Northcote Road	Langho	Billington and Langho	Settlement Audit	Field	0.26	Greenfield	No	9.10
237	Informal open space, adjacent 94 Hacking Drive	Longridge	Longridge	Settlement Audit	Grassed, is it POS	0.15	Greenfield	No	6.00
239	Garden Centre, Clitheroe Road	Barrow	Wiswell	New Progress Housing (Housing Association)	Garden centre (operational- still trading)	0.44	Brownfield	Yes	15.40
241	Adjacent Yew Tree House, Newby Lane	Newby	Rimington	Settlement Audit	Field (grazing)	0.27	Greenfield	No	9.45
242	Between the Limes and Fell View, Blackburn Road	Littleton	Dutton	Settlement Audit	Residential	0.03	Brownfield	No	1.05

Site Ref	Location	Town /Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
243	Adjacent Old School House, Talbot Bridge Road	Bashall Eaves	Bashall Eaves	Settlement Audit	Garden area- wild flowers	0.09	Brownfield	No	3.15
250	Adjacent to Middle Barn	Bolton-by-Bowland	Bolton-by-Bowland	Settlement Audit	Overgrown grassed site	0.37	Greenfield	No	12.95
253	Rear of 13 Gisburn Road	Bolton-by-Bowland	Bolton-by-Bowland	Settlement Audit	Garden land	0.08	Brownfield	No	2.80
257	Adjacent Broxup Barn	Holden	Bolton-by-Bowland	Settlement Audit	Garden to barn conversion	0.05	Brownfield	No	1.75
258	Holden Clough Nursery	Holden	Bolton-by-Bowland	Settlement Audit	Garden, nursery	0.55	Brownfield	Yes	19.25
259	Rear of The Manse, Back Lane	Newton	Newton	Settlement Audit	Garden area	0.10	Brownfield	No	3.50
260	Adj The Village Hall	Newton	Newton	Settlement Audit	Private garden	0.07	Brownfield	No	2.45
265	South of Police House	Newton	Newton	Settlement Audit	Grassland	0.11	Greenfield	No	3.85
266	South of Police House	Newton	Newton	Settlement Audit	Grassland-farmed	0.24	Greenfield	No	8.40
283	Beech House, Former Nursing Home	Hesketh Lane	Chipping	Settlement Audit	House	0.10	Brownfield	No	3.50
284	Barn, adj. Myrvel house, Howgill Lane	Howgill	Rimington	Settlement Audit	converted and occupied barn for residential use	0.01	Brownfield	No	0.35
286	Adjacent All Hallows Church, Church Lane	Great Mitton	Great Mitton	Settlement Audit	Field	0.08	Greenfield	No	2.80
287	Adjacent Poultry Cottages, Church Lane	Great Mitton	Great Mitton	Settlement Audit	Field	0.11	Greenfield	No	3.85
288	Adjacent New Chapel House, Commons Lane	Balderstone	Balderstone	Settlement Audit	Field/ grassland	0.61	Greenfield	No	21.35

Site Ref	Location	Town /Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
292	Part garage/unused 2 storey stone building, adj Worston House	Worston	Worston	Settlement Audit	Stone building,	0.07	Brownfield	No	2.45
293	Split existing garden, Robinson's Barn	Worston	Worston	Settlement Audit	Garden	0.07	Brownfield	No	2.45
295	Land opposite Manor Croft, Clay Hill Lane (AKA Glen View)	Knowle Green	Ribchester	Settlement Audit	Grassland-covered in trees	0.08	Greenfield	No	2.80
296	The Old Mill, Lower Road	Knowle Green	Ribchester	Settlement Audit	Vacant Mill/Mini Prints building (photographic business)	0.01	Brownfield	No	0.35
298	Adjacent 14 Back Lane	Rimington	Rimington	Settlement Audit	Garden	0.16	Brownfield	No	5.60
299	Empty House, 5 Windy Street	Chipping	Chipping	Settlement Audit	Residential	0.00	Brownfield	No	0.14
301	Riddings Lane Land at Whalley	Whalley	Whalley	Ribble Valley Homes Housing Association	Garages	0.08	Brownfield	No	3.20
304	Road	Barrow	Wiswell	Janet Dixon Town Planners	Grassed	0.25	Brownfield	No	8.75
305	Land off Whalley Road	Barrow	Wiswell	Janet Dixon Town Planners	Grassland	1.33	Don't Know	No	46.55

Appendix 3

List of sites to be included following initial site filtering

Site Ref	Location	Town/Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
001	Land adj The Bungalow, Queen Street, Low Moor	Clitheroe	Clitheroe	John Pallister Ltd and settlement Audit	Fields	1.40	Greenfield	No	56.00
002	Adjacent Low Moor Top Farm, Edisford Road	Clitheroe	Clitheroe	Settlement Audit	Fields	3.60	Greenfield	No	144.00
003	Rear of Buccleuch Close/Baldwin Hill	Clitheroe	Clitheroe	Settlement Audit	Field	1.80	Greenfield	No	72.00
004	Land off Back Commons, South of Chorley House	Clitheroe	Clitheroe	Settlement Audit	Field	0.96	Greenfield	No	38.40
005	End of DeLacy Street	Clitheroe	Clitheroe	Settlement Audit	Fields	0.79	Greenfield	No	31.60
006	Rear of Chester Avenue car park	Clitheroe	Clitheroe	Settlement Audit	Field	1.20	Greenfield	No	48.00
007	End of Hawthorn Place	Clitheroe	Clitheroe	Janet Dixon Town Planners	Field	1.70	Greenfield	No	68.00
008	Mown grassed area opposite, Black Horse, Pimlico Road	Clitheroe	Clitheroe	Settlement Audit	Greenspace	0.34	Greenfield	No	13.60
011	Adjacent Kirk Close, Chatburn Road	Clitheroe	Clitheroe	Settlement Audit	Fields	0.79	Greenfield	No	31.60
012	Adjacent Clitheroe Hospital	Clitheroe	Clitheroe	Settlement Audit	Fields and school playing fields	4.18	Greenfield	No	167.20
014	South of Shays Drive	Clitheroe	Clitheroe	Settlement Audit	Fields	1.42	Greenfield	No	56.80
015	Land between Littlemoor View and Littlemoor Road	Clitheroe	Clitheroe	Settlement Audit	Fields	1.74	Greenfield	No	69.60
018	Land between railway line and Primrose House, Woone Lane	Clitheroe	Clitheroe	Settlement Audit	Fields	2.50	Greenfield	No	100.00
020	South of Claremont Drive	Clitheroe	Clitheroe	Settlement Audit	Fields	1.93	Greenfield	No	77.20

Site Ref	Location	Town/Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
023	Land off Back Commons Lane	Clitheroe	Clitheroe	Janet Dixon Town Planners and Clitheroe Auction Mart	Fields	2.65	Greenfield	No	106.00
024	Land north east of Low Moor	Clitheroe	Clitheroe	Call for sites submission	Agriculture	4.50	Greenfield	No	180.00
025	Garage (Vauxhall), Edisford Road	Clitheroe	Clitheroe	Janet Dixon Town Planners	Vauxhall garage dealership	0.48	Brownfield	Yes	19.20
026	Land north of Chapel Close, Low Moor	Clitheroe	Clitheroe	Mr David Ashworth	Scrub land, sheds etc	0.90	Greenfield	No	36.00
027	Primrose Lodge/ rear of 59-97 Woone Lane	Clitheroe	Clitheroe	JWPC Ltd	Miscellany of garages, sheds, various states of disrepair	0.90	Brownfield	No	36.00
028	Woone Lane/ Primrose Road	Clitheroe	Clitheroe	JWPC Ltd	Employment- numerous uses, green field	5.44	Brownfield	Yes	217.60
029	Government buildings and surrounding land, Woone Lane	Clitheroe	Clitheroe	Athertons Property and Land.	Numerous employment uses and green field	2.88	Brownfield	No	115.20
031	Barkers Nursery, Whalley Road	Clitheroe	Clitheroe	previous refusal on grounds of prematurity and by Nick Mills of Lambert Smith Hampton	Vaccant premises, last use was a garden centre	0.72	Brownfield	No	28.80
032	B. Dent Ltd, Littlemoor Mill, Whalley Road	Clitheroe	Clitheroe	Janet Dixon Town Planners	Plant hire	0.85	Brownfield	No	34.00
033	Land off Henthorn Road	Clitheroe	Clitheroe	Janet Dixon Town Planners	Fields	7.54	Greenfield	No	301.60
034	Land off Back Commons Lane	Clitheroe	Clitheroe	Clitheroe Auction Mart	Open field	1.29	Greenfield	No	51.60

Site Ref	Location	Town/Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
035	Corner of Chipping Lane and Inglewhite Road	Longridge	Longridge	Settlement Audit	Grassfield area	1.71	Greenfield	No	68.40
036	Former fell view Care Home, Barnacre Road	Longridge	Longridge	Settlement Audit	Care home on part of site	0.31	Brownfield	Yes	12.40
037	Adjacent Willows Farm, Willows Park Lane	Longridge	Longridge	Settlement Audit	Greenfield	0.59	Greenfield	No	23.60
038	Adjacent Dilworth House, Dilworth Lane	Longridge	Longridge	Settlement Audit	Greenfield	0.50	Greenfield	No	20.00
039	Adjacent Gardeners Cottage, Dilworth Lane	Longridge	Longridge	Settlement Audit and Janet Dixon Town Planners	greenfield	2.17	Greenfield	No	86.80
041	Land at Tan Yard, Higher Road	Longridge	Longridge	Janet Dixon Town Planners	Extensively covered by trees- only one is mature	1.89	Greenfield	No	75.60
047	Land to rear 53 Chapel Hill	Longridge	Longridge	GVA Grimley	Greenfield, brownfield in middle	2.68	Greenfield	No	107.20
048	North of Hayhurst Road	Whalley	Whalley	Settlement Audit	Wooded, grassed, half scrub land, half mown with trees	0.29	Greenfield	No	11.60
049	East of Woodfield View, Accrington Road	Whalley	Whalley	Janet Dxon Town Planners	Farmland	0.86	Greenfield	No	34.40
050	Rear of Riddings Lane	Whalley	Whalley	Settlement Audit and by G.L Hearn.	Field	2.07	Greenfield	No	82.80
052	Land south of Wiswell Lane	Whalley	Whalley	Janet Dixon Town Planners	Agricultural land, and a dwelling, part garden area	1.36	Greenfield	No	54.40

Site Ref	Location	Town/Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
053	Land north of Wiswell Lane	Whalley	Whalley	John Pallister Ltd	Fields	5.86	Greenfield	No	234.40
054	Land at Broad Lane	Whalley	Whalley	Janet Dxon Town Planners	Overgrown area to side of viaduct	0.42	Greenfield	No	16.80
058	Land off Mitton Road/ Broad Lane	Whalley	Whalley	Athertons Property and Land.	Fields	6.19	Greenfield	No	247.60
059	Land north of Whalley	Whalley	Whalley	G. L Hearn	Grazing land	10.14	Greenfield	No	405.60
060	Off Mitton Road	Whalley	Whalley	Janet Dixon Town Planners and Taylor Wimpey	Office space (portacabins)	1.34	Brownfield	Yes	53.60
061	Land off Kingsmill Avenue, Mitton Road	Whalley	Whalley	Athertons Land and Property	Agricultural	0.26	Greenfield	No	10.40
062	Chapel Hill	Longridge	Longridge	GVA Grimley	Household Waste Recycling Centre	2.30	Brownfield	Partially (Minority)	92.00
063	Stalwart, Primrose Road	Clitheroe	Clitheroe	Turley Associates.	Employment, banking and watercourse	3.21	Brownfield	Yes	128.40
064	Land off St. Pauls Terrace, Low Moor	Clitheroe	Clitheroe	Lea Hough &Co.	Grassland- well mown, village hall	0.55	Greenfield	No	22.00
065	Land adj The Bungalow, Queen Street, Low Moor	Clitheroe	Clitheroe	John Pallister Ltd and Settlement Audit	Fields	7.46	Greenfield	No	298.40
066	Land East of Bracken Hey	Clitheroe	Clitheroe	John Pallister Ltd.	agricultural	1.57	Greenfield	No	62.80
067	Rear of Whalley Road, Worthills Farm Yard	Read	Read	H. Speak	Barn yard- disused	0.51	Greenfield	No	17.85
068	Hammond Ground, Whalley Road	Read	Read	Nicholas Duckett.	Grazing land	20.06	Greenfield	No	702.10

Site Ref	Location	Town/Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
073	Land off Tennyson Avenue	Read	Read	Janet Dixon Town Planners	Scrubland	0.04	Brownfield	No	1.40
076	Land off Longsight Road	Langho	Billington and Langho	Janet Dixon Town Planners	Field, runs along A59	25.97	Greenfield	No	908.95
082	Land off Whalley Road	Hurst Green	Aighton, Bailey and Chaigley	Carter Jonas Property Consultants	Field and barn at rear	0.88	Greenfield	No	30.80
083	Land off Whalley Road	Hurst Green	Aighton, Bailey and Chaigley	Carter Jonas Property Consultants	Grassland	0.80	Greenfield	No	28.00
084	Land off The Dene	Hurst Green	Aighton, Bailey and Chaigley	Athertons Property and Land and Janet Dixon Town Planners	Scrubland	0.46	Greenfield	No	16.10
087	Land at No. 3 The Dene	Hurst Green	Aighton, Bailey and Chaigley	Janet Dixon Town Planners	maintained as garden but not actually garden (agent view)	0.07	Greenfield	No	2.45
088	Land at Osbaldeston Lane	Osbaldeston	Osbaldeston	Janet Dixon Town Planners	Mown grassland	1.04	Greenfield	No	36.40
089	Lower Buck Farm	Waddington	Waddington	John Pallister	Field	0.43	Greenfield	No	15.05
090	Land at Clitheroe Road	West Bradford	West Bradford	Athertons Property and Land	Grassland, weeds on site	0.16	Greenfield	No	5.60
091	Land off Pendleton Road	Wiswell	Wiswell	Athertons Land and Property	Grassed	0.16	Greenfield	No	5.60
092	Land between Pendleton Road and Cuncliffe Lane	Wiswell	Wiswell	Janet Dixon Town Planners	Field	1.19	Greenfield	No	41.65
094	Land adj Mill cottage (off Victoria Terrace)	Mellor Brook	Mellor	JWPC Ltd	Vacant some trees	0.32	Greenfield	No	11.20

Site Ref	Location	Town/Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
098	Sabden Service Station, Clitheroe Road	Sabden	Sabden	Janet Dixon Town Planners	Dissused Fuel Station	0.05	Brownfield	No	1.75
100	Land off Clitheroe Road	Sabden	Sabden	Atherton's property and Land	garages/sheds/garden area	0.10	Greenfield	No	3.50
101	Cobden Mill, Whalley Road,	Sabden	Sabden	Mr P. T. Harper and HOW planning	Manufacturing-tetrad-empty/vacant	1.00	Brownfield	No	35.00
105	Land at Abbott Brow	Mellor	Mellor	Janet Dixon Town Planners	grassland, derelict, previously church there now demolished	0.30	Brownfield	No	10.50
106	Land at Back Lane	Grindleton	Grindleton	Athertons Property and Land	Scrubland	0.37	Greenfield	No	12.95
108	Land to rear of Prospect House and Frensham	Grindleton	Grindleton	Settlement Audit	Garages, horse business (private and domestic)	0.26	Brownfield	No	9.10
110	Land off Grindleton Brow	Grindleton	Grindleton	Janet Dixon Town Planners	Grassland	3.49	Greenfield	No	122.15
115	Land off Chatburn Old Road	Chatburn	Chatburn	Janet Dixon Town Planners	Grassland	2.39	Greenfield	No	83.65
116	Land off Downham Road	Chatburn	Chatburn	Janet Dixon Town Planners	Grassland	0.10	Greenfield	No	3.50
117	Land to the rear of 13 Ribble Lane	Chatburn	Chatburn	Janet Dixon Town Planners	Garden area(minority)/field	0.39	Greenfield	No	13.65
119	Neddy Lane	Billington	Billington and Langho	CB Simpson (Care and Lifestyle Villages Ltd)	Grassland	2.58	Greenfield	No	90.30

Site Ref	Location	Town/Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
120	Land at Billington, off Whalley New Road	Billington	Billington and Langho	Bellway Homes (no longer interested in this site)	Grassland	1.58	Greenfield	No	55.30
122	Barrow Brook Business Village	Barrow	Wiswell	Nick Mills, Lambert Smith Hampton	Scrub Land	3.32	Brownfield	No	116.20
123	Land to rear of King Charles Public House	Barrow	Wiswell	Alliance Planning	Car Park and fields	4.15	Greenfield	Partially (Minority)	145.25
131	Land and buildings, 12 Knowsley Road	Wilpshire	Wilpshire	Janet Dixon Town Planners	Storage to deter vandals, some residential	0.12	Brownfield	No	4.80
136	Land adjacent Clitheroe Road	Whalley	Whalley	How Planning LLP	Fields	12.07	Greenfield	No	482.80
138	Land at Lawsonsteads Farm, Brookes Lane	Whalley	Whalley	Gary Hoerty Associates.	Field	14.59	Greenfield	No	583.60
140	Land at Highfield, Garstang Road	Chipping	Chipping	Gary Hoerty Associates	Derelict Buildings & fields to rear. Sheep grazing.	0.56	Brownfield	No	19.60
142	Adjacent Kirk Close, Chatburn Road	Clitheroe	Clitheroe	David Hill Property Consultants	Fields	1.82	Greenfield	No	72.80
143	Black Bull, Church Street	Ribchester	Ribchester	Turnbull Tweedale	Pub, car park, beer garden	0.26	Brownfield	Partially (Minority)	9.10
145	Open grassland opposite 10 Clitheroe Road	Sabden	Sabden	Settlement Audit	Field- agriculture	0.08	Greenfield	No	2.80
146	Open grassland opposite Baptist Church, Clitheroe Road	Sabden	Sabden	Settlement Audit	Field	0.54	Greenfield	No	18.90
148	River bank adj Stubbins Vale Caravan Park, Padiham Road	Sabden	Sabden	Settlement Audit	land adjacent to brook	0.16	Greenfield	No	5.60

Site Ref	Location	Town/Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
149	Land adjacent 11 Stubbins Lane	Sabden	Sabden	Settlement Audit	Vacant employment	0.01	Brownfield	No	0.18
154	Adjacent Prospect House, Sawley Road	Grindleton	Grindleton	Settlement Audit	Field	0.35	Greenfield	No	12.25
155	Field/ infill on Grindleton Brow, between Beechwood and Skin House	Grindleton	Grindleton	Settlement Audit	Field and old farm buildings	0.79	Greenfield	No	27.65
157	Farmers field/ Greenfield opposite Carter Fold Farm, Slaidburn Road	Waddington	Waddington	Settlement Audit	Field	0.94	Greenfield	No	32.90
158	Adj The Brook, West Bradford Road	Waddington	Waddington	Settlement Audit	Garage/Storage	0.03	Brownfield	No	1.05
159	Greenfield adj to Oatlands, West Bradford Road	Waddington	Waddington	Settlement Audit	Grassed land(back of garden area)Pumping station on the land	0.37	Greenfield	No	12.95
160	Rear of St Helen's Parish Church, Edisford Road (The Old Tannery)	Waddington	Waddington	Settlement Audit	Grassed- public footpath through	0.61	Greenfield	No	21.35
161	Field rear of Methodist Chapel, Chapel Lane	West Bradford	West Bradford	Settlement Audit	Fully constructed house, scrub land	0.42	Greenfield	Yes	14.70
163	Field behind Sunday School, Grindleton Road	West Bradford	West Bradford	Settlement Audit	Grassland	0.93	Greenfield	No	32.55
164	Field, Grindleton Road, East of St Catherine's Church	West Bradford	West Bradford	Settlement Audit	grazing land	0.05	Greenfield	No	1.75

Site Ref	Location	Town/Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
165	Field adjacent Three Millstones Public House	West Bradford	West Bradford	Settlement Audit	field	0.12	Greenfield	No	4.20
166	Tarmac car park, East of Hazel Dene, Grindleton Road	West Bradford	West Bradford	Settlement Audit	Waste land-storage of caravan concreted area.	0.05	Brownfield	No	1.75
167	Three Millstones Pub, Waddington Road	West Bradford	West Bradford	Settlement Audit	Pub and car park and grassland	0.06	Brownfield	Yes	2.10
169	Vacant land to east of Vicarage Lane	Wilpshire	Wilpshire	Settlement Audit	grassed area	0.68	Greenfield	No	27.20
170	Land off The Hawthorns	Wilpshire	Wilpshire	Settlement Audit	Grassland	0.36	Greenfield	No	14.40
178	Site between Moorside and Wiswell Brook Farm, Moorside Lane	Wiswell	Wiswell	Settlement Audit	Covered with lots of trees- mature and self sown	0.25	Greenfield	No	8.75
179	Split garden, Moorside, Moorside Lane	Wiswell	Wiswell	Settlement Audit	Covered with lots of trees- mature and self sown	0.07	Greenfield	No	2.45
184	Garage Court (Garages in various states of condition) off Brambles Close	Barrow	Wiswell	Settlement Audit	Sheds/ Garages	0.06	Brownfield	No	2.10
193	Stone House Barn, Blackburn Road	Ribchester	Ribchester	Settlement Audit	Derelict barn	0.04	Brownfield	No	1.40
194	Land opposite 15 Greenside/ 23 Blackburn road	Ribchester	Ribchester	Settlement Audit	Part gravel/ part grass parking area	0.07	Brownfield	No	2.45
196	Land at centre of block bounded by Blackburn Road, Greenside-Water St	Ribchester	Ribchester	Settlement Audit	Overgrown grassland	0.27	Greenfield	No	9.45

Site Ref	Location	Town/Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
197	Four derelict garages, adjacent to Police house, Preston Road	Ribchester	Ribchester	Settlement Audit	Wasteland with derelict garages-overgrown	0.04	Brownfield	No	1.40
199	Area to rear of 8-15 Manor Avenue	Ribchester	Ribchester	Settlement Audit	Grassland, hedgerows overgrown	0.18	Greenfield	No	6.30
200	Greenfield adjacent Oak House, Neddy Lane	Billington	Billington and Langho	Settlement Audit	Grassland	0.15	Greenfield	No	5.25
201	Paddock West of Dale View	Billington	Billington and Langho	Settlement Audit	Scrub land	0.42	Greenfield	No	14.70
203	Garage units off Ribblesdale View and Sawley Road	Chatburn	Chatburn	Settlement Audit	Garages, broken tarmac	0.21	Brownfield	No	7.35
206	Former garage F/O St Mary's Community Centre & Brookfield Court, Longridge Rd	Chipping	Chipping	Settlement Audit	Grassed	0.14	Greenfield	No	4.90
208	Barn adj Talbot Hotel	Chipping	Chipping	Settlement Audit	two storey stone building (ex-barn)	0.01	Greenfield	No	0.35
209	Land adjacent to 14 Church Raik	Chipping	Chipping	Settlement Audit	Grassed with shed container on site. Private car parking	0.05	Brownfield	No	1.75
211	Vacant land opposite Taora, Bentlea Road	Gisburn	Gisburn	Settlement Audit	Fields	0.16	Greenfield	No	5.60
212	Vacant Land opposite Creag Mhor, Bentlea Road	Gisburn	Gisburn	Settlement Audit	Field	0.22	Greenfield	No	7.70
213	Vacant Land opposite Police Station	Gisburn	Gisburn	Settlement Audit	Field	1.91	Greenfield	No	66.85
214	Vacant Land behind White Bull Pub	Gisburn	Gisburn	Settlement Audit	grassland	0.74	Greenfield	No	25.90

Site Ref	Location	Town/Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
216	Field adjacent Greystones	Stopper Lane	Rimington	Settlement Audit	fields	0.49	Greenfield	No	17.15
217	site adjacent to 132 Mellor Brow	Mellor Brook	Mellor	Settlement Audit	Grassed area	0.06	Greenfield	No	2.10
218	Field rear of 2-32 Branch Road	Mellor Brook	Mellor	Settlement Audit	Field	0.75	Greenfield	No	26.25
220	Scrubland adj Aintree cottages, Whalley Road	Mellor Brook	Mellor	Settlement Audit	Scrubland	0.15	Greenfield	No	5.25
223	Field adj to Methodist church, Mellor Lane	Mellor	Mellor	Settlement Audit	grassed	0.29	Greenfield	No	10.15
224	Field adj to 24 Mellor Lane	Mellor	Mellor	Settlement Audit	Agricultural	0.09	Greenfield	No	3.15
225	Field adj to 22a Mellor Lane	Mellor	Mellor	Settlement Audit	Field, possibly agricultural	0.14	Greenfield	No	4.90
227	Field opposite Bay Horse Garage, Abbott's Brow	Osbaldeston	Osbaldeston	Settlement Audit	Grassland	0.22	Greenfield	No	7.70
228	Field Adjacent to School House Farm, Osbaldeston Lane	Osbaldeston	Osbaldeston	Settlement Audit	Grassland	1.72	Greenfield	No	60.20
229	Whalley Road/ Church Street	Read	Read	Settlement Audit	Previous development has now been demolished.	0.03	Brownfield	No	1.05
234	Garages/sheds adj Holme Lee and Glen View	Copster Green	Clayton-le-Dale	Settlement Audit	Sheds, some garden land, polytunnels, log cuttings-business?	0.30	Brownfield	No	10.50
235	Rear of Lindale Road	Longridge	Longridge	Settlement Audit	Field	0.60	Greenfield	No	24.00
236	Adjacent agricultural land to 110 Preston Road	Longridge	Longridge	Settlement Audit	Field	0.45	Greenfield	No	18.00

Site Ref	Location	Town/Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
238	Agricultural land adjacent Alston Lodge, Lower Lane	Longridge	Longridge	Settlement Audit	Field	1.55	Greenfield	No	62.00
240	Derelict house and barn and surrounding land, 53 Chapel Hill	Longridge	Longridge	Settlement Audit, GVA Grimley	House and barn	0.32	Brownfield	No	12.80
244	'Car park', Adjacent Greenside Talbot Bridge Road	Bashall Eaves	Bashall Eaves	Settlement Audit	informal 'car park'/ gravel/ mud area off road	0.03	Brownfield	No	1.05
245	Adjacent Old Vicarage Farm, Talbot Bridge Road	Bashall Eaves	Bashall Eaves	Settlement Audit	Grassland, difficult to see clearly	0.07	Greenfield	No	2.45
246	North of Greenside, Clitheroe Road	Bashall Eaves	Bashall Eaves	Settlement Audit	Field- agriculture	0.99	Greenfield	No	34.65
247	Site behind Red Pump Inn	Bashall Eaves	Bashall Eaves	Settlement Audit	Field	0.06	Greenfield	No	2.10
248	Between School and Graveyard	Bolton-by-Bowland	Bolton-by-Bowland	Settlement Audit	Overgrown grassland	0.20	Greenfield	No	7.00
249	Rear of Nethergill Farm	Bolton-by-Bowland	Bolton-by-Bowland	Settlement Audit	Grazing	0.72	Greenfield	No	25.20
251	Rear of Bridge Barn Cottages	Bolton-by-Bowland	Bolton-by-Bowland	Settlement Audit	Grassed	0.14	Greenfield	No	4.90
252	Adjacent Park View Barn, Gisburn Road	Bolton-by-Bowland	Bolton-by-Bowland	Settlement Audit	Grazing	0.60	Greenfield	No	21.00
254	Opposite Scarloom House, Barrett Hill	Holden	Bolton-by-Bowland	Settlement Audit	Grazing	0.28	Greenfield	No	9.80
255	adj. Summerfield, Barrett Hill	Holden	Bolton-by-Bowland	Settlement Audit	Grazing land	0.08	Greenfield	No	2.80
256	Adjacent Smithy	Holden	Bolton-by-Bowland	Settlement Audit	Overgrown grassland	0.04	Greenfield	No	1.40
261	Rear of Parkers Arms Public House	Newton	Newton	Settlement Audit	Grassland- some planting and some scrubland	0.18	Greenfield	No	6.30

Site Ref	Location	Town/Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
262	Front of Parkers Arms Pub	Newton	Newton	Settlement Audit	Grassland	0.25	Greenfield	No	8.75
263	Opposite Newton hall	Newton	Newton	Settlement Audit	Grassland	0.13	Greenfield	No	4.55
264	Rear of Brights Close	Newton	Newton	Settlement Audit	Fields	0.17	Greenfield	No	5.95
267	Adj. Hawthorn Cottage, Slaidburn Road	Newton	Newton	Settlement Audit	Waste land/grassland, 2 buildings on it	0.06	Brownfield	No	2.10
268	Rear of 7 Church Street	Slaidburn	Slaidburn	Settlement Audit	Grassland	0.54	Greenfield	No	18.90
269	Rear of and adj to 19 Church Street	Slaidburn	Slaidburn	Settlement Audit	Grassland	1.16	Greenfield	No	40.60
270	Adjacent Glebe House Land adjacent telephone exchange, Church Street	Slaidburn	Slaidburn	Settlement Audit	Grass/scrubland, horticulture, shed-sheep on site	0.07	Greenfield	No	2.45
271		Slaidburn	Slaidburn	Settlement Audit	grassland-farmed	0.03	Greenfield	No	1.05
272	Land fronting Town End	Slaidburn	Slaidburn	Settlement Audit	Grassland	0.87	Greenfield	No	30.45
273	Land to rear of Knott Gate	Slaidburn	Slaidburn	Settlement Audit	Grassland-thistles	0.70	Greenfield	No	24.50
274	Adjacent Knott Hill	Slaidburn	Slaidburn	Settlement Audit	Woodland	0.15	Greenfield	No	5.25
275	Adjacent Fir Tree House	Downham	Downham	Settlement Audit	Field, Narrow access- close proximity to bridge	0.09	Greenfield	No	3.15
276	Adjacent Downham School	Downham	Downham	Settlement Audit	Grassed. Tress planted recently	0.09	Greenfield	No	3.15
277	South of St. Leonard's Church, Main Street	Downham	Downham	Settlement Audit	grassed- not sure of use. Stone wall down middle of site	0.05	Greenfield	No	1.75
278	Opposite Downham School, Main Street	Downham	Downham	Settlement Audit	Grazing for chickens	0.04	Greenfield	No	1.40

Site Ref	Location	Town/Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
279	Between 4 Lane End Cottages and War Memorial, Trough Road	Dunsop Bridge	Bowland Forest High	Settlement Audit	Field- grazing land	0.41	Greenfield	No	14.35
280	Between Lane Ends and Village Hall, Trough Road	Dunsop Bridge	Bowland Forest High	Settlement Audit	Field- grazing land	0.13	Greenfield	No	4.55
281	Adjacent Thorneyholme RC School, Trough Road	Dunsop Bridge	Bowland Forest High	Settlement Audit	Grazing land	0.63	Greenfield	No	22.05
282	Between Working Men's Club and Mill House	Dunsop Bridge	Bowland Forest High	Settlement Audit	Possible grazing land	0.50	Greenfield	No	17.50
285	East of Pasture Grove, off Whalley Road, Calderstones	Whalley	Whalley	Settlement Audit	Covered in trees Overgrown	3.31	Greenfield	No	132.40
289	Green Field, Town Farm	Pendleton	Pendleton	Settlement Audit	grassland	0.08	Greenfield	No	2.80
290	Land to west of village hall	Pendleton	Pendleton	Settlement Audit	Grazing land	0.07	Greenfield	No	2.45
291	Sheds, overgrown area, land southwest of 1 East View	Pendleton	Pendleton	Settlement Audit	Totally overgrown	0.04	Greenfield	No	1.40
294	Greenfield land adj Beech cottage	Worston	Worston	Settlement Audit	Overgrown grassland surrounding detached properties	0.08	Greenfield	No	2.80
297	Adjacent Post Office	Tosside	Gisburn Forest	Settlement Audit	Appears to be garden area	0.03	Brownfield	No	1.05
300	The Old Brewhouse, Gisburn Road	Bolton-by-Bowland	Bolton-by-Bowland	Morris Dean Chartered Surveyors	Grassed	0.02	Greenfield	No	0.70

Site Ref	Location	Town/Village	Ward	How Identified	Existing Land Use	Net area (ha)	PDL?	Operational employment use	Capacity (dwellings)
302	Padiham Road	Sabden	Sabden	Ribble Valley Homes Housing Association	field	0.07	Greenfield		2.45
303	Land at Wilpshire	Wilpshire	Wilpshire	Local Plan allocation	Safeguarded land, agricultural use	6.06	Greenfield	No	242.40
306	Land at Barrow	Barrow	Wiswell	Harry and Gerald Hitman	Grassland	19.91	Greenfield	No	696.85
307	Fort Street	Read	Read	Ribble Valley Homes Housing Association	garages	0.10	Brownfield	No	3.50
308	Henthorn Road	Clitheroe	Clitheroe	Ribble Valley Homes Housing Association	Garages	0.31	Brownfield	No	12.40

Appendix 4

Information relating to tests of Suitability

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

VILLAGE	NO. PROPERTIES	SITE REF	GROSS DW CAPACITY	% INCREASE	0-5YRS	6+YRS
Barrow	313	306	709	227		✓
		304	9	3	✓	
		123	145	46		✓
Bolton by Bowland	57	249	36	63		✓
		300	1	2	✓	
		248	7	12	✓	
		252	21	37		✓
Copster Green	96	130	8	8	✓	
Chatburn	482	115	84	17	✓	
		116	4	0.8	✓	
Chipping	219	140	20	9	✓	
		205	3	1.36	✓	
Downham	46	275	3	7	✓	
Dunsop Bridge	64	281	22	34		✓
		279	14	21	✓	
		282	18	28		✓
		280	5	8	✓	
Gisburn	209	213	67	32		✓
		212	8	4	✓	
		211	6	3	✓	
Grindleton	218	106	13	6	✓	
		154	12	6	✓	
		155	28	13	✓	
		110	122	56		✓
Holden	22	257	2	9	✓	
		256	2	9	✓	
		258	19	86		✓
Hurst Green	126	83	28	22	✓	
		82	31	25		✓
		80	27	21	✓	
		84	16	13	✓	
Langho	718	76	909	127		✓
		75	2	0.3	✓	
		135	62	8.6	✓	
Mellor	618	231	18	2.5	✓	
		223	10	1.6	✓	
		224	3	0.5	✓	
		225	5	0.8	✓	
Newton	59	226	26	4.2	✓	
		262	9	15.3	✓	
		263	5	8.5	✓	
Osbaldeston	35	259	4	7	✓	
		228	60	171		✓

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

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

Appendix 5

Information relating to tests of Availability

Copy of letter to Planning Agents/submission contacts to determine
landowners

Copy of letter to Planning Agents

AGENT NAME
COMPANY NAME
ADDRESS 1
ADDRESS 2
ADDRESS 3
POSTCODE

16-12-2008

Dear PLANNING AGENT,

Re: Strategic Housing Land Availability Assessment land ownership issues

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

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

For each site we require the following:

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

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

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

Yours sincerely,

Diane Cafferty

Senior Planning Officer.

Appendix 6

List of Strategic Employers in Ribble Valley.

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

COMPANY	TELEPHONE NUMBER	ADDRESS
BAE Systems	[REDACTED]	
Ultraframe (UK) Ltd	[REDACTED]	[REDACTED]
Castle Cement	[REDACTED]	[REDACTED]
Tarmac	[REDACTED]	[REDACTED]
ICI-Johnson Matthey	[REDACTED]	[REDACTED]
3m Neotechnic	[REDACTED]	[REDACTED]
Singletons Dairy	[REDACTED]	[REDACTED]
Farmhouse Fare Ltd	[REDACTED]	[REDACTED]

Abbey Gisburn Park Hospital		
A J A Smith Transport		
Alston Hall		
H J Berry & Sons		
Herbert T Forrest		
Jones Stroud Insulations		
Dawsons		
Northcote Manor		
Stalwart Commisson Carpets Ltd		

Spiroflow Ltd	[REDACTED]	[REDACTED]
The Gibbon Bridge Hotel	[REDACTED]	[REDACTED]
Stirk House Hotel	[REDACTED]	[REDACTED]
Trutex	[REDACTED]	[REDACTED]
Travis Perkins	[REDACTED]	[REDACTED]
Contrast Upholstery	[REDACTED]	[REDACTED]
James Thornber Ltd	[REDACTED]	[REDACTED]
Harrisons Engineering	[REDACTED]	[REDACTED]
Fred Lawson	[REDACTED]	[REDACTED]
Thomas Sagar Insurance	[REDACTED]	[REDACTED]
Tesco	[REDACTED]	[REDACTED]
E.H Booth & Co.Ltd	[REDACTED]	[REDACTED]

Sainsburys	[REDACTED]	[REDACTED]
County Sales Co (Great Harwood) Ltd	[REDACTED]	[REDACTED]
Fish-House Ltd	[REDACTED]	[REDACTED]
Rose County Foods	[REDACTED]	[REDACTED]
ABC Chemicals	[REDACTED]	[REDACTED]
Shackletons Garden & Lifestyle Centre	[REDACTED]	[REDACTED]
Hodsons Coaches	[REDACTED]	[REDACTED]
Hardacres toffees	[REDACTED]	[REDACTED]

Appendix 7

Call for sites

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

Dear Sir or Madam,

Ribble Valley Borough Council Strategic Housing Land Availability Assessment

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

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

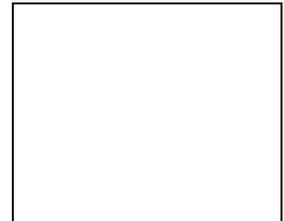
In order to identify these areas of land, the Council has been asking for potential sites to be submitted for assessment. This process began in February 2007 during a preliminary consultation on the future of the Ribble Valley. The Council has been accepting sites since this time and we are now incorporating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

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

Yours sincerely,

Diane Cafferty

Senior Planning Officer.



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT METHODOLOGY:

CONSULTATION COMMENT SUBMISSION FORM

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

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

CONTACT DETAILS: to be used for all future potential correspondence

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

COMMENTS:

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

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

Or by post to:

SHLAA Methodology Consultation

Forward Planning

Development Services

Ribble Valley Borough Council

Council Offices

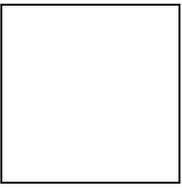
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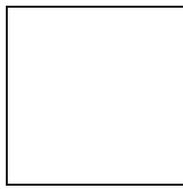
Clitheroe

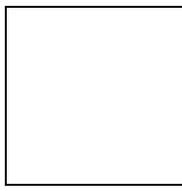
BB7 2RA.

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

APPENDIX 8: SHLAA process information from Ribble Valley Borough Council website.







Appendix 9- SHLAA Methodology Committee Report

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

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 11 SEPTEMBER 2008

title: LOCAL DEVELOPMENT FRAMEWORK EVIDENCE BASE- STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT METHODOLOGY

submitted by: STEWART BAILEY - DIRECTOR OF DEVELOPMENT SERVICES

principal author: DIANE CAFFERTY – SENIOR FORWARD PLANNING OFFICER

1 PURPOSE

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

1.2 Relevance to the Council's ambitions and priorities:

- Council Ambitions – The Strategic Housing Land Availability Assessment is a key element of the baseline information for the Local Development Framework. It will help in the delivery of affordable housing and protecting and enhancing the quality of the environment.
- Community Objectives – As a tool for informing spatial policy, it will provide a basis from which to identify how a range of issues relating to the objectives of a sustainable economy, thriving market towns and housing provision will be addressed through the planning system.
- Corporate Priorities - The SHLAA will provide a tool to inform future policy and will aid performance and consistency.
- Other Considerations – The Council has a duty to prepare spatial policy that has been built on a robust and credible evidence base of which the SHLAA is an integral part.

2 INFORMATION

2.1 The new approach to development plans introduced by the Planning and Compulsory Purchase Act 2004 requires the Council to develop a new suite of documents known as the Local Development Framework (LDF) that will replace the adopted Districtwide Local Plan. The policies within the LDF must be informed by a strong, robust baseline. Therefore, the department of Communities and Local Government (CLG) sets out guidance for a range of baseline documents that should be produced to ensure that the LDF is sound. One of these documents is the Strategic Housing Land Availability Assessment (SHLAA). The most recent guidance, published in July 2007 dictates the structure and content of the SHLAA and states that if the methodology set out in this guidance is followed then the document will be deemed sound and not required to undergo an independent examination. As a result, a methodology has been prepared for undertaking the SHLAA that will follow the CLG guidance closely to ensure that an examination at this stage is not required.

2.2 The SHLAA will consider a large volume of data on individual potential housing sites and areas of search that will inform future Local Development Documents (LDDs) of the LDF such as the Core Strategy and feed into the Housing and Economic Development DPD. Work is on-going on the SHLAA, however the methodology for undertaking and completing the SHLAA has been prepared. A copy of this is enclosed for Members of the committee.

2.3 The SHLAA will look to identify areas of land that have the potential for housing development but will not allocate these sites for future development, nor will it guarantee the approval of any future planning applications for residential development on these sites. The SHLAA is merely an exercise to highlight the amount of potential residential land in the borough and to assess the likelihood of these areas ever coming forward for development.

2.4 Once the methodology has been agreed, the CLG guidance requires that the SHLAA be consulted upon with key stakeholders and other interested parties. A consultation will therefore take place that will involve the publication of potential housing sites that have passed through the initial site filtering stage (as outlined in the methodology). This stage of consultation must take place before any further work on the SHLAA can be undertaken and will be the subject of a further report to committee. Following this consultation, further work will take place on the SHLAA before a final list of potential housing sites is produced.

2.5

3 RISK ASSESSMENT

3.1 The approval of this report may have the following implications:

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

4 RECOMMENDED THAT COMMITTEE

4.1 Endorse the SHLAA methodology and agree its publication.

Director of Development Services

BACKGROUND PAPERS

1 Strategic Housing Land Availability Assessment: practice Guidance– CLG July 2007

2 Planning Policy Statement 3: (PPS3) – CLG November 2007.

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



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