



A Summary of Responses to the May 2022 Regulation 18 Strategic Matters Consultation

Employment/Economy

- It is difficult to find available commercial warehousing space and industrial units
- Concerns raised that Barrow Brook and Salthill Industrial Estate are being operated for retail purposes and not the intended industrial use
- Suggestion that the settlement of Longridge needs an equivalent of Homes Mill type development, or/and Cheshire Oaks to attract footfall
- Question why the council has planned for minimum employment land. The 2022 consultation document fails to make the relationship between the economy and housing requirements.
- BAE supports Samlesbury as a focus for employment development. The Local Plan should make specific reference to the Samlesbury site.
- A housing developer argued that employment land should be focused on the main settlements, the strategic site at Barrow, the enterprise zone and along the A59 corridor. Some employment land should be in rural areas.
- The Local Plan needs to identify and fix the issues preventing business' making use of the existing available land
- Concern raised that high streets are not thriving.
- Concern that established tourism sites cannot continue to expand on unsuitable sites.
- Concerns over the lack of reference to Tourism in documents. The importance of tourism should be enshrined within the development plan – as not to stifle or hinder economic growth
- The focus should be on support for small and medium size businesses rather than large scale developers.

- Farming is a major industry, which should be acknowledged
- Concern raised that council would not fulfil its economic potential by delivering minimum no. of houses.

Environment

- Concern that there is little mention of biodiversity and nature crisis. Carbon reduction and biodiversity should be the core of the local plan.
- Zero carbon development should be supported
- Planting more trees on new development will support the environment
- Increase biodiversity through the retention of trees and hedgerows on new developments
- Flooding concerns on new developments and going forward with climate change.
- Flood plains should be enhanced to create wetland habitats
- Push for EV charges generally and on in particularly for new build homes
- The Green Belt should be protected
- Improved cycleways and footpaths to promote alternatives to driving
- The Council should support large developers, i.e. BAE and Hansons towards net zero carbon emissions.
- A utility provider raised various concerns/points including relating to flooding and recommend developments should be built to the optional water efficiency standard set out in building regulations.

Housing

- Most new residents are relocating from out of Ribble Valley, which is causing lots of commuter traffic.
- The redevelopment of brownfield land should be prioritised
- Concern over keeping the separation between Ribble Valley and Blackburn at the Longridge boundary – could there be any protection of remaining green fields between the two.
- With higher population growth- should use 280 dpa rather than the Standard Method figure. Using the Standard Method figure would be difficult to meet affordable needs requirement. Supports decision to focus development on main settlements, but also in Tier 1 villages
- Billington and Langho PC - Rejection of extension of settlement boundaries to destroy countryside. Reject development along A59. Acceptance of the need for limited affordable housing for local connections and low incomes.
- Smaller developments in local villages with primary schools, using attractive houses. Dunsop Bridge is a successful village

- Prioritise the building of bungalows in rural areas to allow the elderly to move into more accessible homes in the same area. This could then free up large family homes.
- Council's land supply should include a short and long-term supply of sites with both strategic and non-strategic allocations for residential development.
- Suggestion of council identifying at least 10% of its sites on land no larger than one hectare.
- Social housing prioritised for local people
- Development in small villages to ensure the vitality and viability of these villages.
- Affordable housing – more rent properties rather than shared ownership.
- Specialist housing for the elderly needed due to increased elderly population.
- Barrow suggested to be included as principal settlement
- Settlement boundaries have changed due to new development and would leave the Local Plan unsound if not amended to reflect this.
- Suggestion of introduction of Community Infrastructure Levy (CIL)

Transport

- Recommend new rail links, i.e. direct service between Clitheroe and Preston. Clitheroe to Hellifield extension, could have train stations in villages between the two settlements. Encourage development around train stations, i.e. Langho and Wilpshire
- Traffic calming measures in places such as Barrow due to development. i.e. on Whalley Road, Read and Simonstone By-Pass, not implemented despite permission in 1990.
- Multi-storey car park on outskirts off Clitheroe/Whalley to reduce air and noise pollution in Clitheroe. Park and ride
- Request that with the Barrow Enterprise site the LPA adopts a masterplan approach with an access strategy to provide a single point of access onto the A59. Will protect the A59 from a proliferation of new access applications for each parcel of land that comes forward in isolation.
- General concern that more development has led to greater congestion on roads and longer commuting times.

Other Comments

- The council does not have an up to date and robust sports evidence base. No strategy in place to address this issue. Should be addressed in the Local Plan through the Duty to co-operate requirement.
- There should be a citizen's assembly during next stage consultation.

- Concerns some data is aged, and suggestion new data used i.e. census date.
- The sustainability report fails to mention non-designated heritage assets that are recorded on the Lancashire Historic Environmental Record, which is also omitted from table 5.3, section 8