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**OUTLINE PLANNING APPLICATION BY
BRIERY HOMES LIMITED**

**TO
RIBBLE VALLEY BOROUGH COUNCIL**

**FOR A RESIDENTIAL DEVELOPMENT FOR THE ELDERLY
(COMPRISING 38 BUNGALOWS AND 40 RETIREMENT
APARTMENTS)**

**AT
LAND AT ACCRINGTON ROAD, WHALLEY**

**SEQUENTIAL AND EXCEPTION TESTS
STATEMENT**

FEBRUARY 2012

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SEQUENTIAL AND EXCEPTIONS TESTS STATEMENT

SITE: LAND AT ACCRINGTON ROAD, WHALLEY

PROPOSAL: OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT

1. INTRODUCTION

- 1.1 This Sequential and Exceptions Tests Statement is in support of an outline planning application submitted by Briery Homes Limited for a residential development for the elderly (comprising 38 bungalows and 40 retirement apartments) of land at Accrington Road, Whalley. The proposed development would also include the formation of a car parking area for the general use of Whalley and laying out of a riverside treed amenity space.

2. THE PROPOSAL

- 2.1 This is an outline application, which seeks approval to access only. Layout, appearance, scale, landscaping and associated details are reserved for future consideration. An illustrative layout plan indicating how the site could be developed accompanies the application. The application is also supported by a range of other documentation, as detailed in the Planning Statement, which should be read in conjunction with this Statement. Of particular note, is the Flood Risk Assessment (FRA), prepared by PSA Design Ltd.

3. POLICY BACKGROUND AND SUPPORTING EVIDENCE

- 3.1 The Planning Statement includes details of relevant policy and related documents. However, given the specific scope of this Statement a fuller review of relevant policy and guidance in relation to flood risk matters is provided.

Planning Policy Statement 25: Development and Flood Risk

- 3.2 The aim of planning policy is to ensure that flood risk is taken into account at all stages in the planning process, with identified risks suitably managed or reduced. Planning applications, where appropriate, should be accompanied by a site specific flood risk assessment. Table D.3 indicates that residential development is acceptable within

Flood Zone 2. No exception test would be required for residential development within Flood Zone 2, although a sequential test should be applied.

- 3.3 Paragraph 14 states that *'a sequential risk-based approach to determining the suitability of land for development in flood risk areas is central to the policy statement and should be applied at all levels of the planning process'*.
- 3.4 Paragraph 17 continues *'in areas at risk of river or sea flooding, preference should be given to locating new development in Flood Zone 1. If there is no reasonably available site in Flood Zone 1, the flood vulnerability of the proposed development (see Table D.2, Annex D) can be taken into account in locating development in Flood Zone 2 and then Flood Zone 3. Within each Flood Zone new development should be directed to sites at the lowest probability of flooding from all sources (see Annex C) as indicated by the SFRA'*.
- 3.5 Annexe D, paragraph D5 states that *'the overall aim of decision-makers should be to steer new development to Flood Zone 1. Where there are no reasonably available sites in Flood Zone 1, decision-makers identifying broad locations for development and infrastructure, allocating land in spatial plans or determining applications for development at any particular location should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2, applying the Exception Test if required.'*
- 3.6 In turn, paragraph D6 indicates that *'within each Flood Zone, new development should be directed first to sites of lowest probability of flooding and the flood vulnerability of the intended use matched to the flood risk of the site'*.
- 3.7 Table D.1 defines each Flood Zone and provides relevant information on appropriate uses and flood risk assessment requirements. Flood risk assessments are required for developments of the size proposed, regardless of whether within Flood Zones 1 or 2. All uses of land are listed as appropriate with Flood Zone 1. Within Flood Zone 2, *'the water-compatible, less vulnerable and more vulnerable uses of land and essential infrastructure in Table D.2 are appropriate in this zone. Subject to the Sequential Test*

being applied, the highly vulnerable uses in Table D.2 are only appropriate in this zone if the Exception Test is passed' (Table D.1).

- 3.8 Table D.2 classifies various land uses in terms of flood risk vulnerability. Residential institutions and dwellings fall within the 'More Vulnerable' class. All other residential uses, eg basement dwellings, caravans, mobile homes and park homes fall within the 'Highly Vulnerable' classification.
- 3.9 Table D.3 sets out the 'compatibility' of flood risk vulnerability with flood zones. Within flood zone 2 'More Vulnerable' uses do not require an exception test to be carried out.

Planning Policy Statement 25: Development and Flood Risk – Practice Guide

- 3.10 The guide complements PPS25 by offering guidance on how to implement its policies in practice.
- 3.11 With regards to individual planning applications, *'where there has been no Sequential Testing of the allocations in the Local Development Documents (LDD), the area to apply the Sequential Test will be defined by local circumstances relating to the catchment area for the development'* (paragraph 4.18). In turn, paragraph 4.25 advises that *'where a site has not yet been sequentially tested in the LDD, the Sequential Test will need to be applied at the individual site level. In these cases the developer will need to provide evidence to the LPA that there are no other reasonably available sites which could be considered as being suitable and appropriate for the development that is proposed, where that development could then be located'*.
- 3.12 Paragraph 4.27 notes that it is the responsibility of the developer to assemble the evidence relating to the sequential test for their application and sets out the evidence requirements. In particular, this would include evidence on the availability of 'reasonably available' (suitable, developable and deliverable) sites in the relevant area with a lower flood risk that could be used for the development.

- 3.13 Paragraph 4.29 adds that *'the Sequential Test will show whether there are any reasonably available sites for the type and scale of proposed development in a lower flood risk zone or at a lower flood risk than the application site'*.
- 3.14 In turn, paragraph 4.30 states that *'reasonably available' alternative sites can be identified from evidence based documents which feed into the development of the LDDs eg Strategic Housing Land Availability Assessments required by PPS3'*.
- 3.15 The guidance confirms that the requirement for an exception test should be as set out in Table D.3 of PPS25 (see 3.9 above).

Local Planning Policy

- 3.16 The Planning Statement details the local planning policies relevant to development of the application site for housing. For the purposes of this statement, it should be noted that the Ribble Valley Districtwide Local Plan is now substantially out of date (the plan period extended to 2006) and was drawn up to accommodate far less housing growth than is now case. The Local Plan Proposals Map draws the settlement boundary tightly around the built up area of Whalley (and other settlements too). The application site lies adjacent to, but beyond, the boundaries of the settlement within an area identified as open countryside. The Council is progressing work on the Local Development Framework, with the Core Strategy at an early draft stage whilst no work has been carried out on a Site Allocations DPD.

4. RELEVANCE OF POLICY ADVICE TO THE APPLICATION SITE AND PROPOSALS

- 4.1 The FRA shows the application site to lie partly within Flood Zone 2, with the remainder within Flood Zone 1 (some 60% units of the 78 units proposed are within Flood Zone 1). The site is unallocated in the Local Plan and has not been subject to a borough wide sequential assessment. Thus, there is a requirement to assess whether the proposed housing development can be accommodated in areas of lesser flood risk, ie wholly within flood zone 1. That is, to carry out a sequential assessment in accordance with PPS25 and the associated practice guide. The appropriate scope of the assessment (development area to be applied, geographic search area and evidence sources) is considered below.

4.2 Reference to Table D.2 of PPS25 shows that residential uses are classified as 'more vulnerable' uses of land. In turn, Table D.3 of PPS25, advises that 'more vulnerable' uses of land (including residential development) are acceptable within this zone and that there is no need to apply the exception test set out in paragraph D.9. In any event, the separate FRA provides a demonstration that the proposed development would be safe, without increasing flood risk elsewhere, and has the potential to reduce flood risk overall.

5. SCOPE AND METHODOLOGY FOR THE SEQUENTIAL ASSESSMENT OF SITES

5.1 As set out in the PPS25 Practice Guide, the application of the sequential test is to the '*development that is proposed*' (paragraph 4.25), ie the development that is proposed in the planning application. As noted above, the application is for a residential development for the elderly (comprising 38 bungalows and 40 retirement apartments), within a site area of 2.97ha. In accordance with the PPS25 policy and guidance, the scope of the assessment may be limited to sites of at least that size. That is, if the site is less than 2.97ha, it will not by definition be capable of accommodating the proposed development and as such unsuitable for it. However, to demonstrate flexibility and robustness in the approach adopted, the search has included all sites of greater area than 0.2ha (ie the cut-off threshold adopted in the Council's Strategic Housing Land Availability Assessment).

5.2 It is then necessary to establish the geographical area over which the sequential assessment should be applied. The specific nature of the proposed development is such that the search area should be defined having regard to:

- the development includes provision for 30% affordable housing to specifically meet the identified needs of those in the locality of Whalley. As such, there is a sound planning justification for the sequential assessment to be applied to the Whalley parish area only;
- the development relates to a site on the edge of Whalley. It is well-established planning policy that Whalley is regarded as one three main settlements or key service centres within the Borough; the others are Clitheroe and Longridge. This reflects the wide range of services and facilities available within these three

settlements. This is in contrast to the limited range or non-existence of such services and facilities within the many smaller rural settlements across the Borough. As such, and to demonstrate appropriate locational equivalence in the settlement hierarchy, the assessment should be based on sites at the three key service centres.

- the development is specifically targeted at the over 55s. Given that greater age brings with it increased mobility issues, there is a clear need for the development to be as conveniently located as possible to a reasonably wide range of services and facilities (such as provided within the three service centres). As such, there is clear and sound justification for the assessment to be of sites that provide maximum accessibility on foot to a range of services and facilities.

5.3 Having regard to the above, and to demonstrate robustness in our approach beyond the limitations of the first bullet point, the initial search is of sites of reasonable accessibility to the centres of the main settlements of Clitheroe, Longridge and Whalley. Reasonable accessibility has been defined having regard to PPS4: Planning for Sustainable Economic Growth and the Institute for Highways and Transport's publication 'Guidelines for Providing for Journeys on Foot'. PPS4 states that, in connection with planning for retail purposes, a location is well connected to and within easy walking distance of a primary shopping area if within 300 metres. The IHT publication sets out suggested walking distances to town centre uses as 'desirable' 200 metres and as 'acceptable' 400 metres, which may be used for planning and evaluation purposes. In addition, the situation of people with mobility difficulties must be kept in mind in applying any specific figures. Again, and to demonstrate reasonable robustness and flexibility, sites contained within 400 metres radius of the service centres are to be assessed. The Local Plan provides no geographic definition of or boundary to the town / service centres. Accordingly, the extent of the three service centres (for the purposes of identifying the appropriate 400 metre search area) has been defined having regard to the concentration of retail and service uses within each centre. The relevant areas are identified on Plans 1, 2 and 3 (Appendix A). For Clitheroe, the extent of the centre is defined as the area enclosed by Booths supermarket, Sainsbury's supermarket, Tesco supermarket and the rail station. For

Longridge, the area is defined by the length of Berry Lane. For Whalley, the area is defined by the main retail frontage to King Street, ie between its intersections with Brookside Close and Princess Street.

5.4 The Council produced a Strategic Housing Land Availability Assessment (SHLAA) in November 2009. The document has been the subject of consultation and is the most up to date and relevant source of evidence on housing land availability. As such, it provides a robust source of information.

5.5 The methodology for the sequential tests of sites was discussed with a Council Planning Officer. The Officer confirmed the methodology to be logical and appropriate.

6. THE SEQUENTIAL ASSESSMENT OF SITES

6.1 Having regard to the above, this sequential test is conducted in accordance with the advice contained within PPS25. The test serves to demonstrate whether there are reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development proposed. Accordingly, and based on this particular scheme, the application site is assessed against any other available alternative sites which would be suitable for the proposed development.

6.2 Plans 1, 2 and 3 (Appendix A) show the application of the initial 400 metres search area to each of the three service centres and identify all of the SHLAA sites included within (in whole or part) the defined search area.

6.3 Table 1 provides details from the SHLAA for each of the identified sites included within (in whole or part) the defined search area, for each of the three service centres.

Whalley	49 (application site)	50	59	136	138
Included in 5 year supply	√	√	√	√	√
Flood Zone	1 / 2	1	1	1	1
Site Area	2.82	2.07	10.14	12.07	14.59
Clitheroe	3	4	5	6	23
Included in 5 year supply	√ *	√ *	√ *	√	√ *
Flood Zone	1	1	1	1	1
Site Area	1.8	0.96	0.79	1.2	2.65
Longridge	35	36	38	39	62
Included in 5 year supply	√	√	√	√	√
Flood Zone	1	1	1	1	1
Site Area	1.71	0.64	0.5	2.17	2.3

Table 1: Details of SHLAA sites partly or wholly within initial 400 metre search area

Note: * denotes that the SHLAA indicates that site deliverability is constrained.

- 6.4 There follows an assessment for each site, having regard to their planning status and whether they are reasonably available (ie suitable, developable and deliverable) for the development proposed.

Whalley Sites

Site 50: Rear of Riddings Lane, Whalley

- 6.5 The walking distance from the nearest part of the site to Whalley centre is 400 metres. Thus, the site lies beyond the 'acceptable' walk distance of 400 metres. Planning permission has recently been granted on appeal (reference 3/2010/0820) for a residential development for family housing, with no provision for elderly accommodation. To conclude, whilst the site is developable, it is not suitable as an alternative location for the development proposed as it does not allow reasonably accessibility by pedestrians to Whalley centre. Nor, with the recent grant of planning

permission, is there any reasonable prospect of the site being deliverable for the specific nature of the development proposed.

Site 59: Land north of Whalley, Whalley

- 6.6 The walking distance from the nearest part of the site to Whalley centre is 550 metres if accessed off Clitheroe Road and 535 metres if accessed through site 50. Thus, the site lies beyond the 'acceptable' walk distance of 400 metres. No planning application has been made for development of the site. To conclude, the site is not suitable as an alternative location for the development proposed, as it does not allow reasonably accessibility by pedestrians to Whalley centre.

Site 136: Land adjacent Clitheroe Road, Whalley

- 6.7 It should be noted that this site is substantially overlaps with site 59 assessed above. The walking distance from the nearest part of the site to Whalley centre is 550 metres if accessed off Clitheroe Road and 535 metres if accessed through site 50. Thus, the site lies beyond the 'acceptable' walk distance of 400 metres. No planning application has been made for development of the site. To conclude, the site is not suitable as an alternative location for the development proposed, as it does not allow reasonably accessibility by pedestrians to Whalley centre.

Site 138: Land at Lawsonsteads Farm, Brookes Lane, Whalley

- 6.8 Planning permission was recently refused by the Council for a residential development of the site (reference 3/2011/0111). The walking distance from the nearest part of the developable portion of the site (as shown in the planning application) to Whalley centre is 380 metres. Thus, the bulk of the site lies beyond the 'acceptable' walk distance of 400 metres. To conclude, the site is not suitable as an alternative location for the development proposed, as it does not allow reasonably accessibility by pedestrians to Whalley centre. Nor, is there any there any reasonable prospect of the site being developable or deliverable for the specific nature of the development proposed, given the recent refusal of planning permission.

Clitheroe Sites

Site 003: Rear of Buccleuch Close / Baldwin Hill, Clitheroe

- 6.9 The walking distance from the nearest part of the site to Clitheroe centre is 420 metres. Thus, the site lies beyond the 'acceptable' walk distance of 400 metres. No planning application has been made for development of the site. To conclude, the site is not suitable as an alternative location for the development proposed, as it does not allow reasonably accessibility by pedestrians to Clitheroe centre. Nor, given the access constraint identified by the Council / LCC within the SHLAA, is there any reasonable prospect of the site being developable or deliverable for the specific nature of the development proposed.

Site 004: Land off Back Commons Lane, south of Chorley house, Clitheroe

- 6.10 The walking distance from the nearest part of the site to Clitheroe centre is 625 metres. Thus, the site lies beyond the 'acceptable' walk distance of 400 metres. No planning application has been made for development of the site. To conclude, the site is not suitable as an alternative location for the development proposed, as it does not allow reasonably accessibility by pedestrians to Clitheroe centre. Nor, given the access constraint identified by the Council / LCC within the SHLAA, is there any reasonable prospect of the site being developable or deliverable for the specific nature of the development proposed.

Site 005: End of DeLacy Street, Clitheroe

- 6.11 The walking distance from the nearest part of the site to Clitheroe centre is 330 metres. Thus, the nearest part of the site lies within the 'acceptable' walk distance of 400 metres. However, part of the site lies beyond the 'acceptable' walk distance of 400 metres (the site having a depth of 110 metres). No planning application has been made for development of the site. To conclude, the site is not entirely suitable as an alternative location for the development proposed, as the whole site does not allow reasonably accessible by pedestrians to Clitheroe centre. Nor, given the access constraint identified by the Council / LCC within the SHLAA, is there any reasonable prospect of the site being developable or deliverable for the specific nature of the development proposed. Finally, the site is 0.79ha in area and is not, in itself, of sufficient size to accommodate the development proposed.

Site 006: Rear of Chester Avenue car park, Clitheroe

- 6.12 The walking distance from the nearest part of the site to Clitheroe centre is 280 metres. Thus, the nearest part of site lies within the 'acceptable' walk distance of 400 metres. However, part of the site lies beyond the 'acceptable' walk distance of 400 metres (the site having a depth of 175 metres). Planning permission has recently been sought (reference 3/2011/0892) for a residential development for family housing, with no provision for elderly accommodation. To conclude, whilst the site is potentially developable, it is not entirely suitable as an alternative location for the development proposed as the whole site does not allow reasonably accessibility by pedestrians to Clitheroe centre. Nor, with the recent application for planning permission for family housing, is there any reasonable prospect of the site being deliverable for the specific nature of the development proposed. Finally, the site is 1.2ha in area and is not, in itself, of sufficient size to accommodate the development proposed.

Site 023: Land off Back Commons Lane, Clitheroe

- 6.13 The walking distance from the nearest part of the site to Clitheroe centre is 435 metres. Thus, the site lies beyond the 'acceptable' walk distance of 400 metres. No planning application has been made for development of the site. To conclude, the site is not suitable as an alternative location for the development proposed, as it does not allow reasonably accessibility by pedestrians to Clitheroe centre. Nor, given the access constraint identified by the Council / LCC within the SHLAA, is there any reasonable prospect of the site being developable or deliverable for the development proposed.

Longridge Sites

Site 035: Corner of Chipping Lane and Inglewhite Road, Longridge

- 6.14 The walking distance from the nearest part of the site to Longridge centre is 370 metres. Thus, the nearest part of the site lies within the 'acceptable' walk distance of 400 metres. However, the bulk of the site lies beyond the 'acceptable' walk distance of 400 metres (the site having a depth of 185 metres). No planning application has been made for development of the site. To conclude, the site is not suitable as an alternative location for the development proposed, as the whole site does not allow reasonably accessible by pedestrians to Longridge centre.

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Site 036: Former Fell View Care Home, Barnacre Road, Longridge

- 6.15 The walking distance from the nearest part of the site to Longridge centre is 230 metres, with a site depth of 100 metres. Thus, the site lies within the 'acceptable' walk distance of 400 metres. Approximately half of the site is in use as a residential care home. The home has been recently built following a grant of planning permission in 2007 (reference 3/2007/0368). The remainder of the site planning permission has recently been granted on appeal (reference 3/2009/0968) for a residential development of family housing, with no provision for elderly accommodation. To conclude, part of the site remains potentially available. However, with the recent grant of planning permission, there is no reasonable prospect of the site being deliverable for the development proposed. Finally, the site is 0.33ha in area and is not, in itself, of sufficient size to accommodate the development proposed.

Site 038: Adjacent Dilworth House, Dilworth Lane, Longridge

- 6.16 The walking distance from the nearest part of the site to Longridge centre is 415 metres. Thus, the site lies beyond the 'acceptable' walk distance of 400 metres. No planning application has been made for development of the site. To conclude, the site is not suitable as an alternative location for the development proposed, as it does not allow reasonable accessibility by pedestrians to Longridge centre.

Site 039: Adjacent Gardeners Cottage, Dilworth Lane, Longridge

- 6.17 The walking distance from the nearest part of the site to Longridge centre is 440 metres. Thus, the site lies beyond the 'acceptable' walk distance of 400 metres. The Council has recently resolved that it is minded to grant planning permission subject to prior completion of a section 106 agreement (reference 3/2010/0820) for a residential development for family housing, with no provision for elderly accommodation. To conclude, whilst the site is developable, it is not suitable as an alternative location for the development proposed as it does not allow reasonable accessibility by pedestrians to Longridge centre. Nor, with the recent decision to grant planning permission, is there any reasonable prospect of the site being deliverable for the development proposed.

Site 062: Chapel Hill, Longridge

- 6.18 The walking distance from the nearest part of the site to Longridge centre is 430 metres. Thus, the site lies beyond the 'acceptable' walk distance of 400 metres. No planning application has been made for development of the site. To conclude, the site is not suitable as an alternative location for the development proposed, as it does not allow reasonable accessibility by pedestrians to Longridge centre.
- 6.19 Plans from the SHLAA for each of the assessed sites are attached at Appendix B.
- 6.20 By way of comparison, in terms of accessibility, the nearest part of the application site to Whalley centre is 170 metres, with the entire site within 400 metres. Thus, the site entirely satisfies the 'acceptable' walk distance of 400 metres. The application site is also favourably located in relation to public transport, with a bus service running along Accrington Road with existing bus stops within 60 metres of the site (the development includes a proposal to relocate the furthest bus stop to a point adjoining the site).
- 6.21 To conclude, sequential testing of a range of sites within Whalley, Longridge and Clitheroe has been carried out to demonstrate whether there are reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development proposed. Applying the agreed methodology none of the sites assessed has the potential to provide a suitable alternative location for the proposed development.
- 6.22 The FRA separately addresses the issue of the development's safety. It concludes that the development would be safe and measures are proposed to ensure that there would be no resultant increase in flooding elsewhere and, where possible, to reduce overall flood risk.

7. CONCLUSION

- 7.1 The planning application is for a residential development for the elderly (comprising 38 bungalows and 40 retirement apartments) at Accrington Road, Whalley. The site lies within Flood Zones 1 and 2, with some 60% of the proposed units within Flood Zone 1. A sequential test has been carried out based upon the type of development proposed

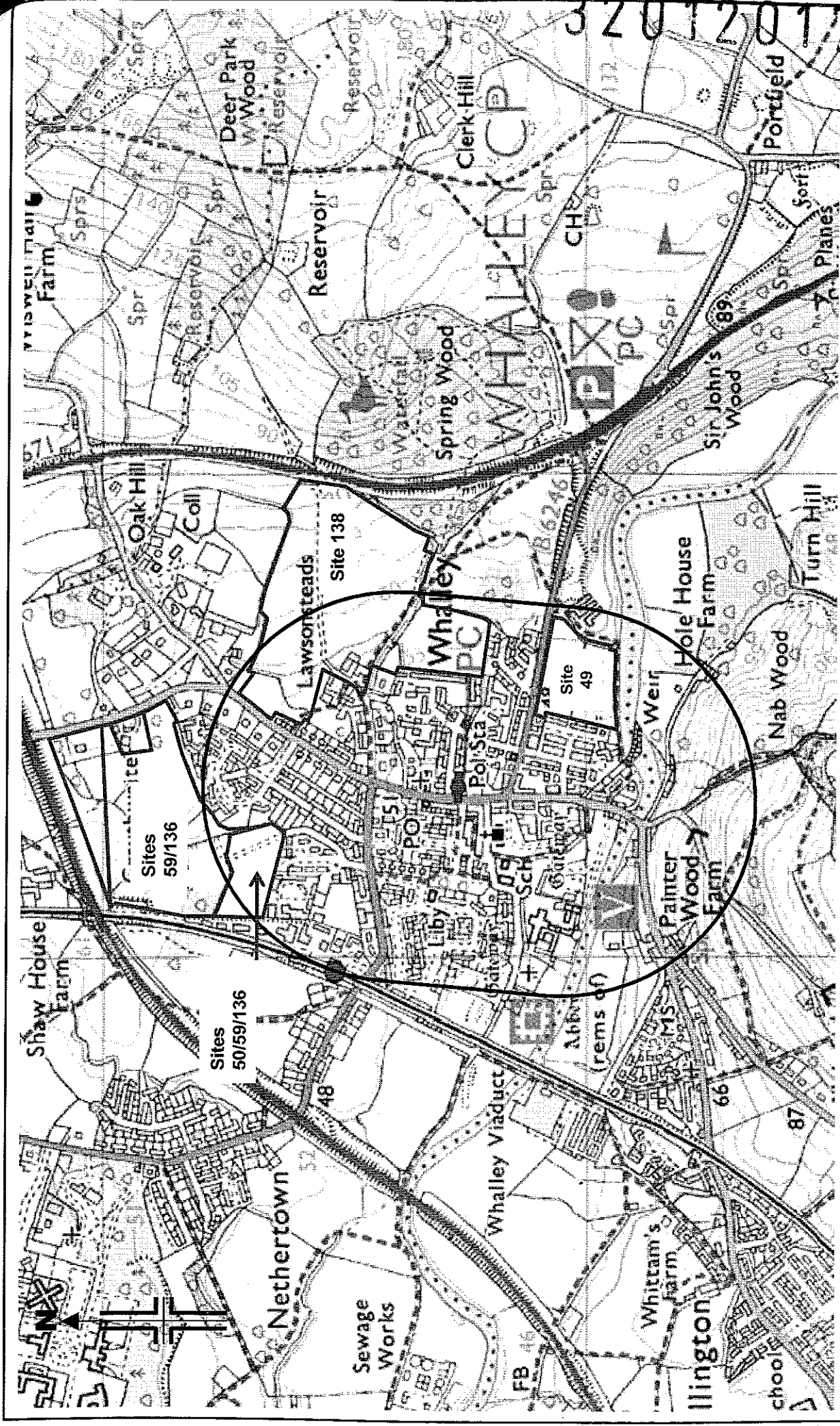
and using appropriate criteria and the Council's evidence of potentially available sites. This assessment has revealed that there to be no alternative suitable sites for the proposed development. The site identified represents the most suitable, available site to meet the need for the proposed development. It is therefore concluded that the requirements of PPS25 in respect of the sequential test are satisfied.

- 7.2 An exception test is not required for the proposed development as residential uses are classified within PPS25 as an acceptable use of land within flood zone 2.

8. APPENDICES

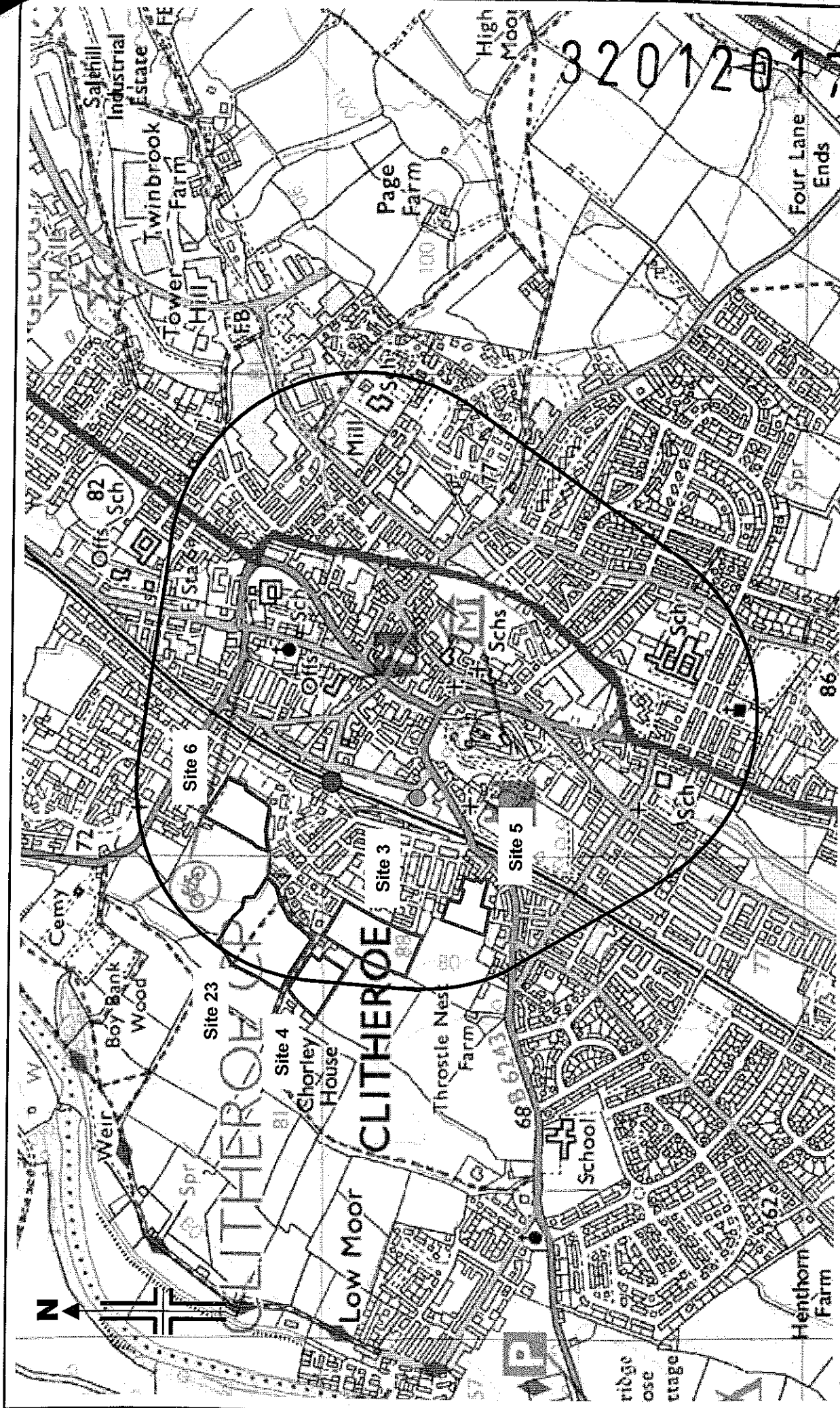
- A Plans 1, 2 and 3 – Sequential 400 metre search area and identified SHLAA sites, Whalley, Clitheroe and Longridge
- B Map extracts from the Council's SHLAA showing location and extent of all identified SHLAA sites.

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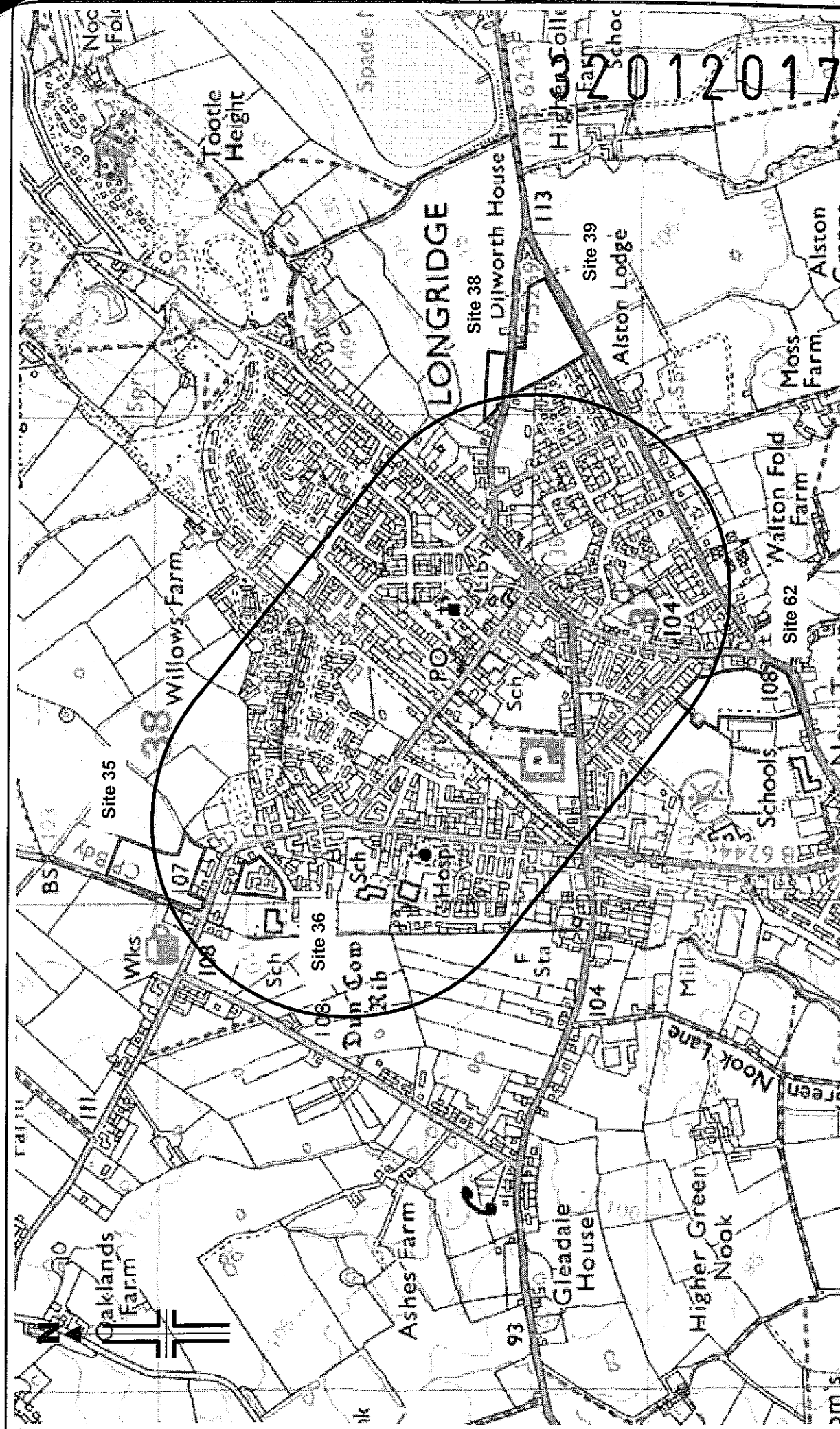
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PSA PSA Design The Old Bank House 6 Berry Lane, Longridge Preston, PR3 3JA Tel. 01772 786066 engineering your environment CIVIL STRUCTURAL GEOTECHNICAL TRANSPORT	Job Title	Briery Homes, Accrington Road, Whalley Sequential 400 Metre Search Area and Identified SHLAA Sites, Clitheroe				Drawing No. Plan 2	
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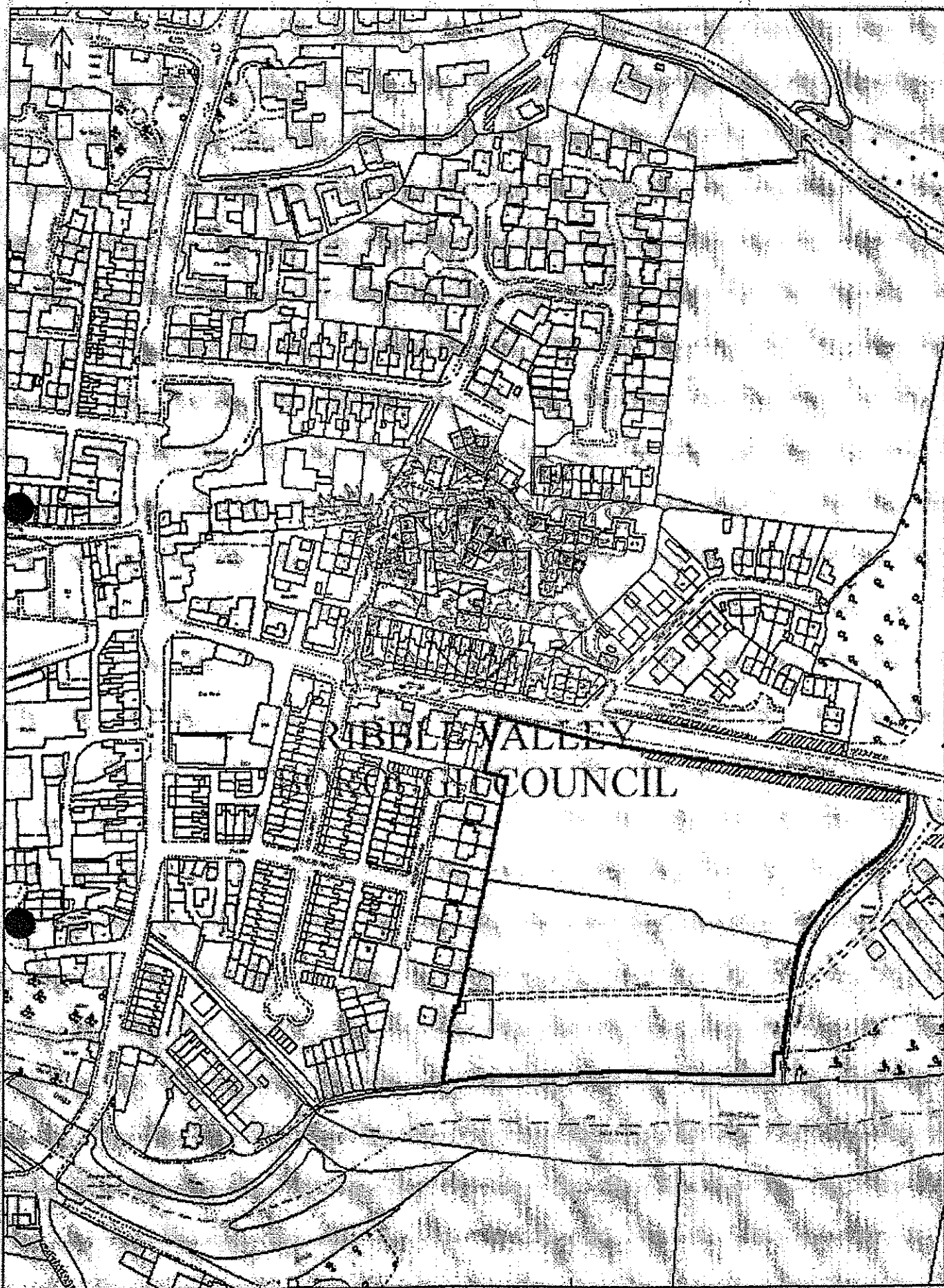


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 PSA DESIGN <i>engineering your environment</i>	PSA Design The Old Bank House 6 Berry Lane, Longridge Preston, PR3 3JA Tel. 01772 786066		Job	Briery Homes, Accrington Road, Whalley						Drawing No.	
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Appendix B: **Map extracts from the Council's SHLAA showing
location and extent of all identified SHLAA sites**



Site 49 East of Woodfield View, Accrington Road, Whalley

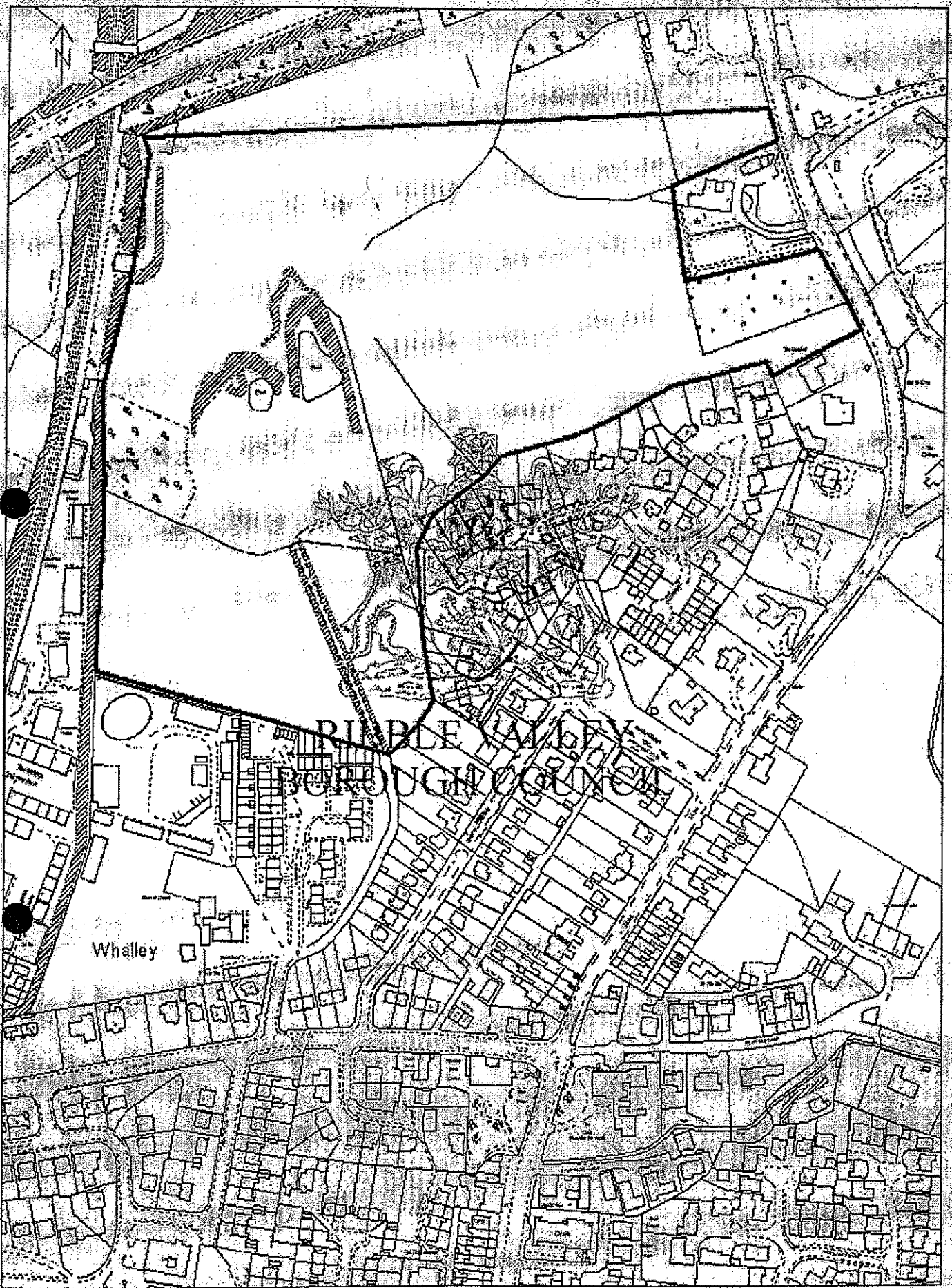
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Site 50 Rear of Riddings Lane, Whalley

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Site 59 Land north of Whalley

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RIBbles VALLEY
LUGBURN GARDENS

Whalley

Site 136 Land adjacent Clitheroe Road, Whalley

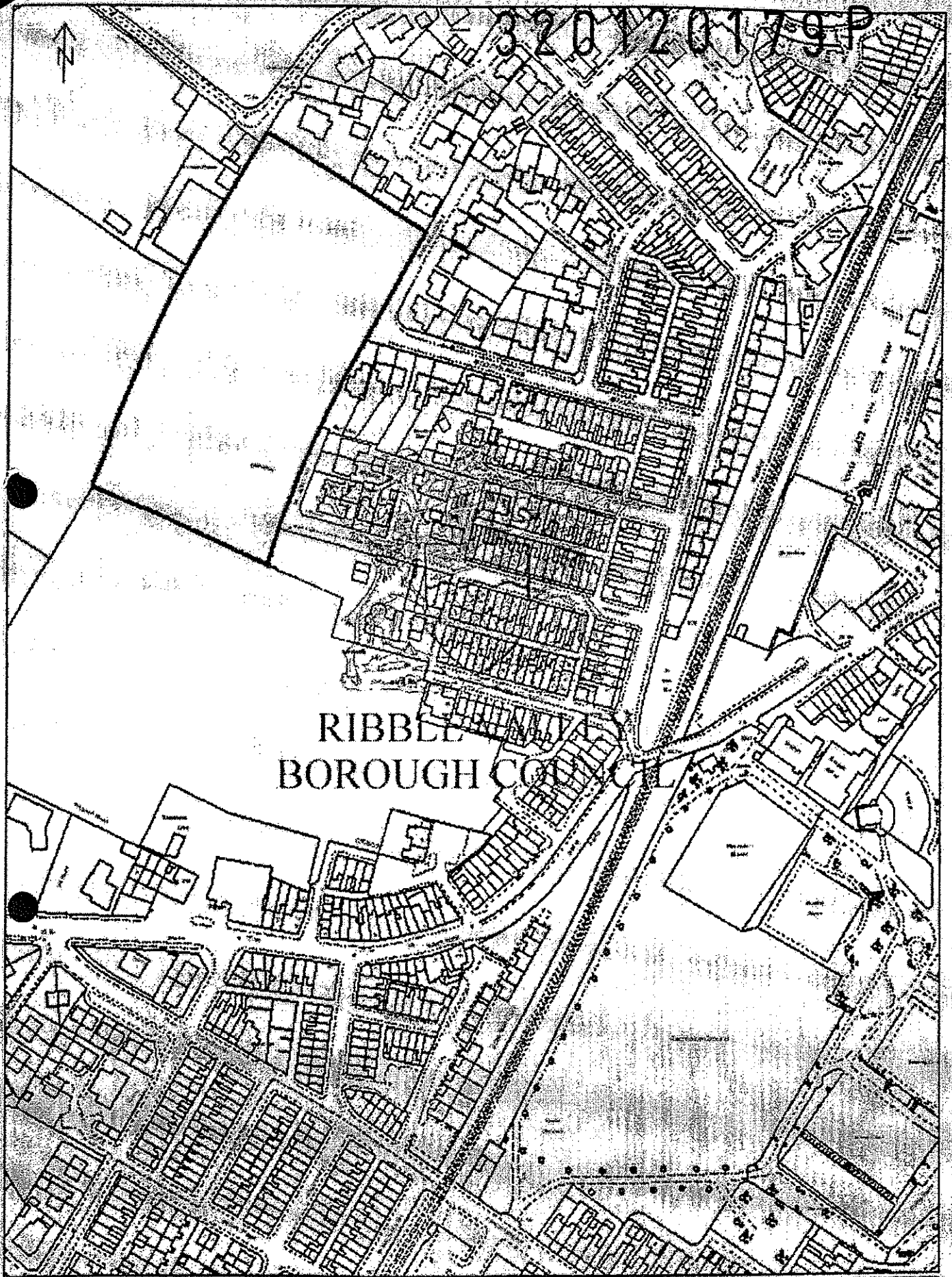
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Site 138 Land at Lawsonsteads Farm, Brookes Lane, Whalley

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RIBBLESDALE
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Site 3 Rear of Buccleuch Close/Baldwin Hill, Clitheroe

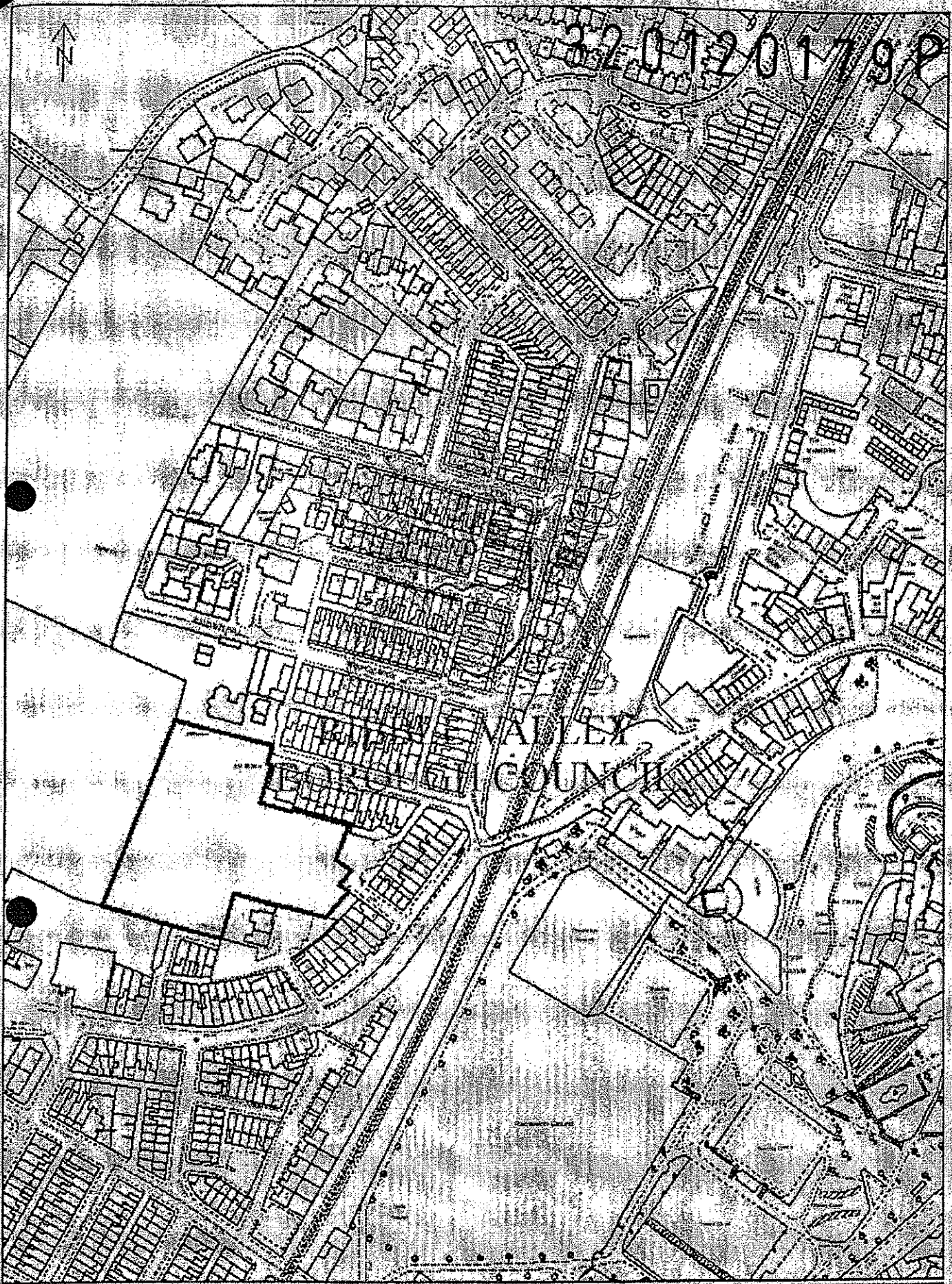
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RIBBLESDALE
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Site 4 Land off Back Commons, South of Chorley House, Clitheroe

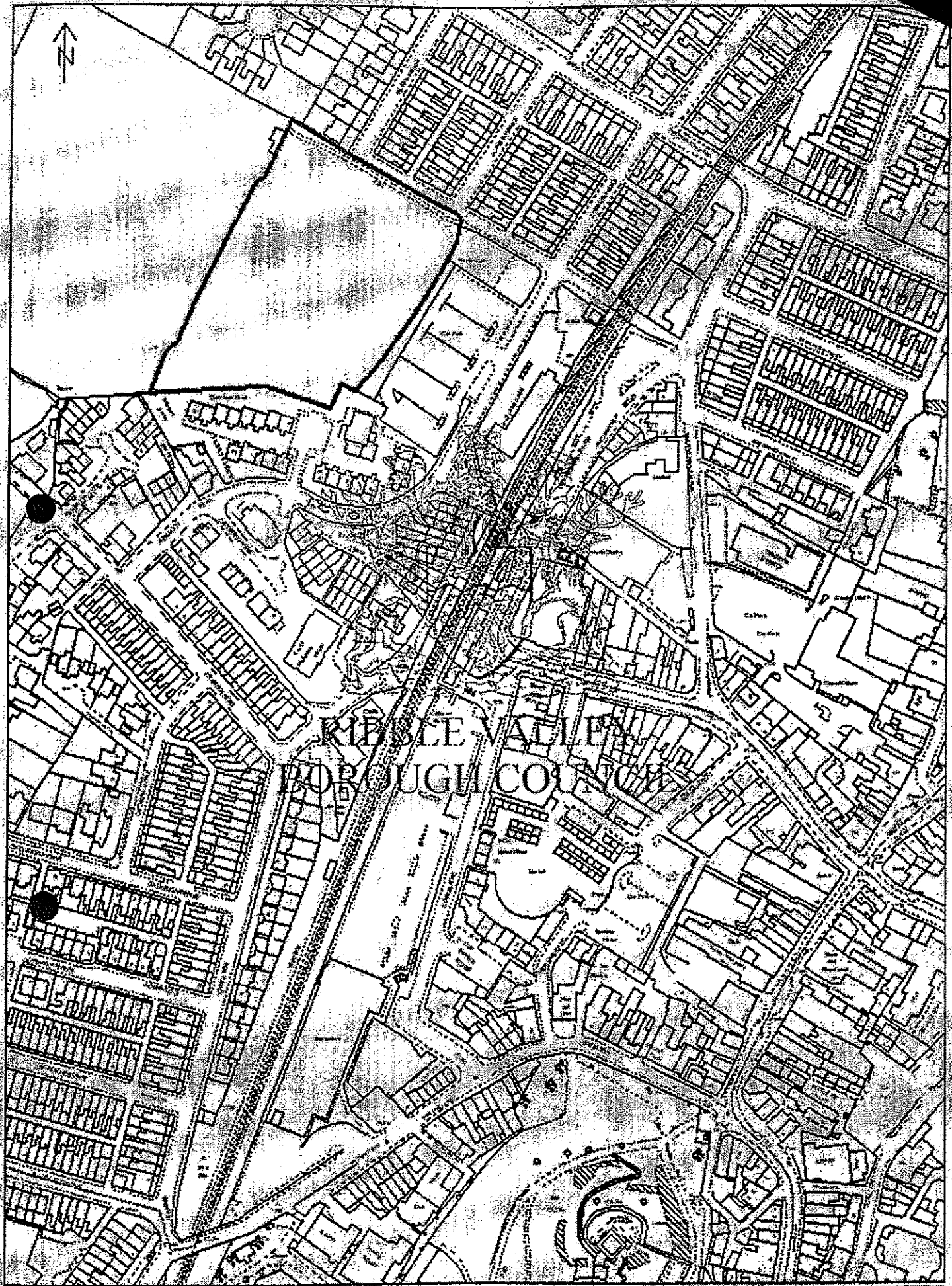
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Site 5 End of De Lacy Street, Clitheroe

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Site 6 Rear of Chester Avenue Car Park, Clitheroe

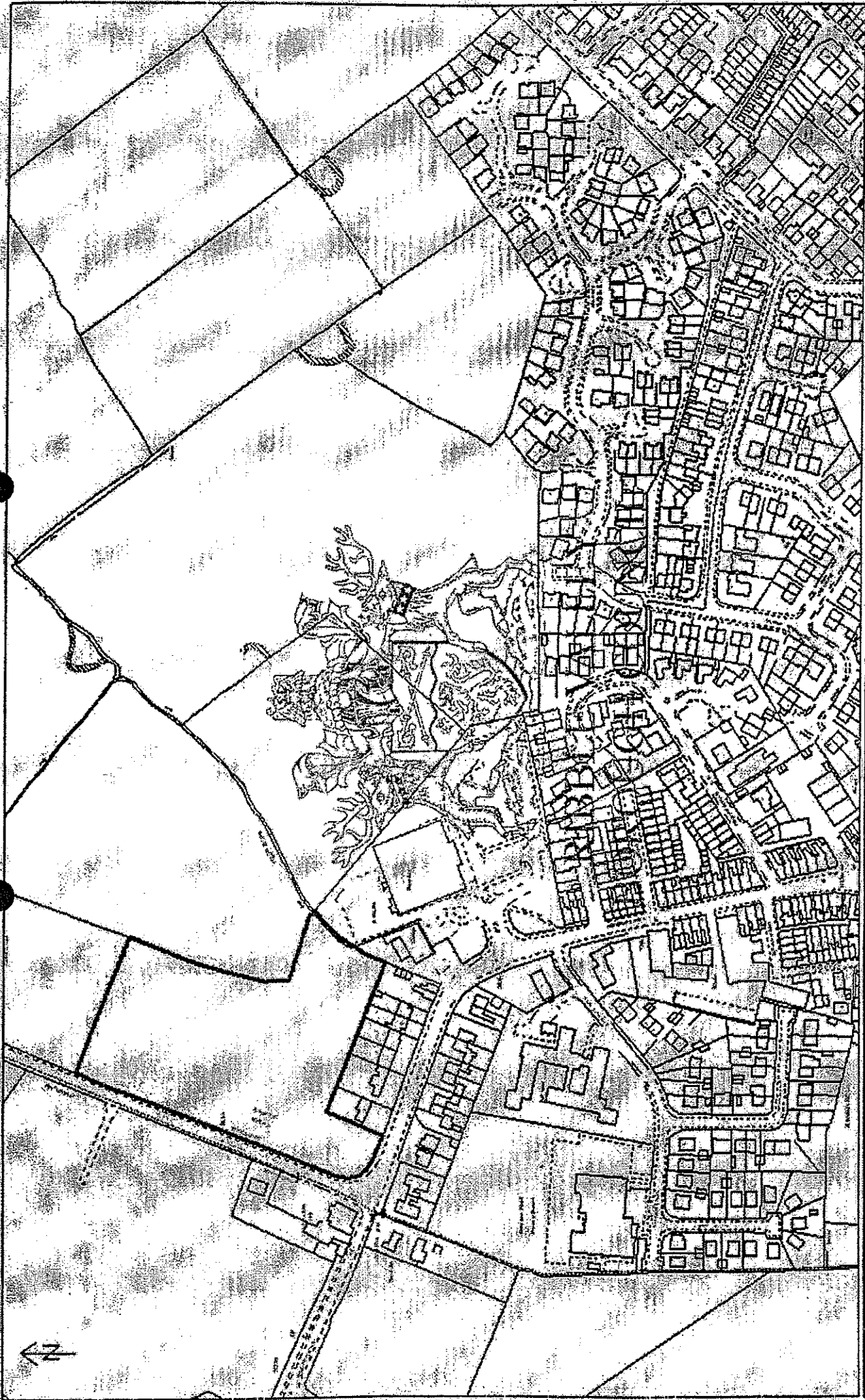
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Site 23 Land off Back Commons, Clitheroe

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Site 35 Corner of Chipping Lane and Inglewhite Road, Longridge

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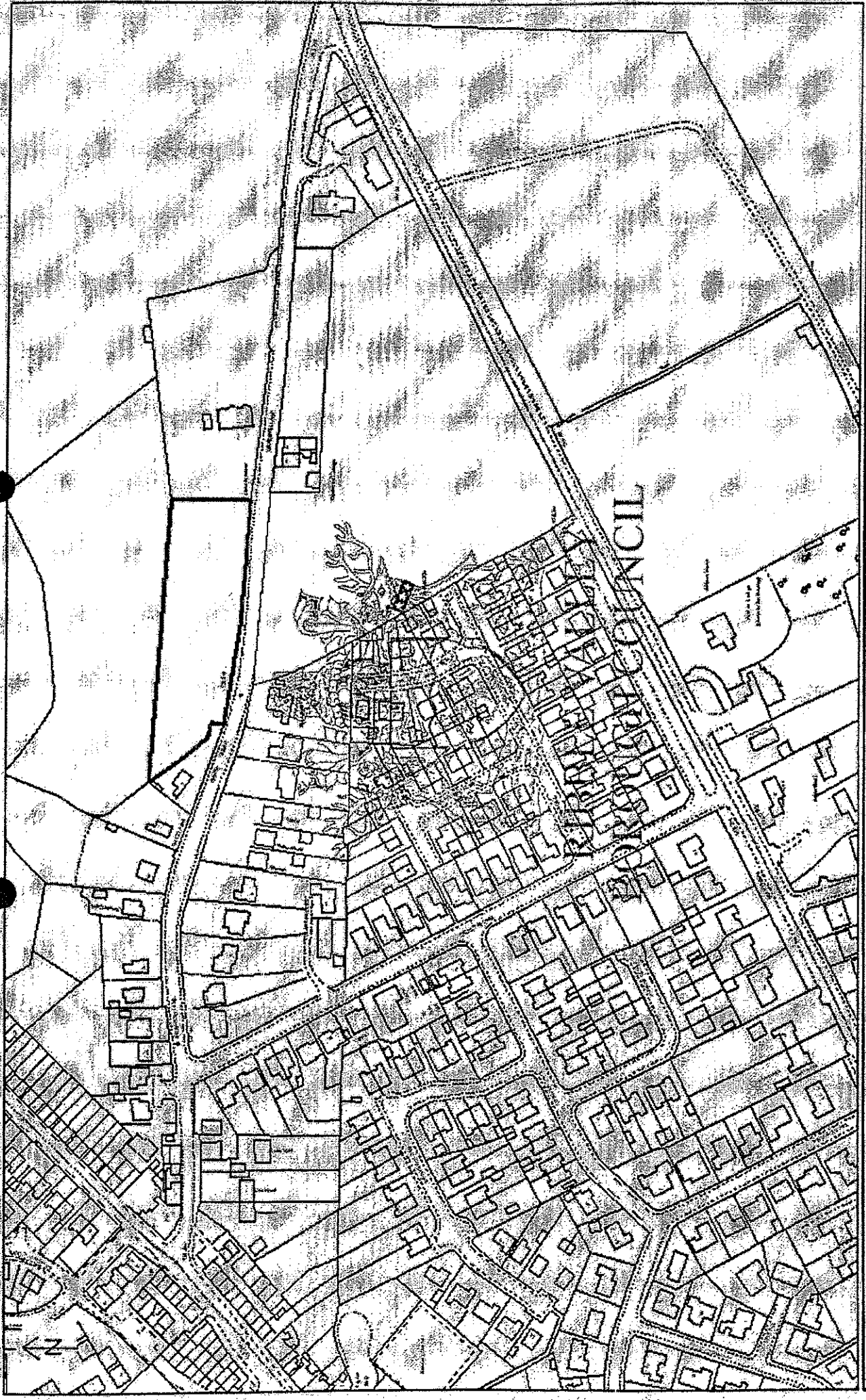
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RIBBON
BOROUGH OF LONDON

Site 36 Former Fell View Care Home, Barnacre Road, Longridge

Scale 1:2500 SD6037NW Do not scale from this plan. © Crown Copyright All rights reserved. Licence No. 100018641 March 2009

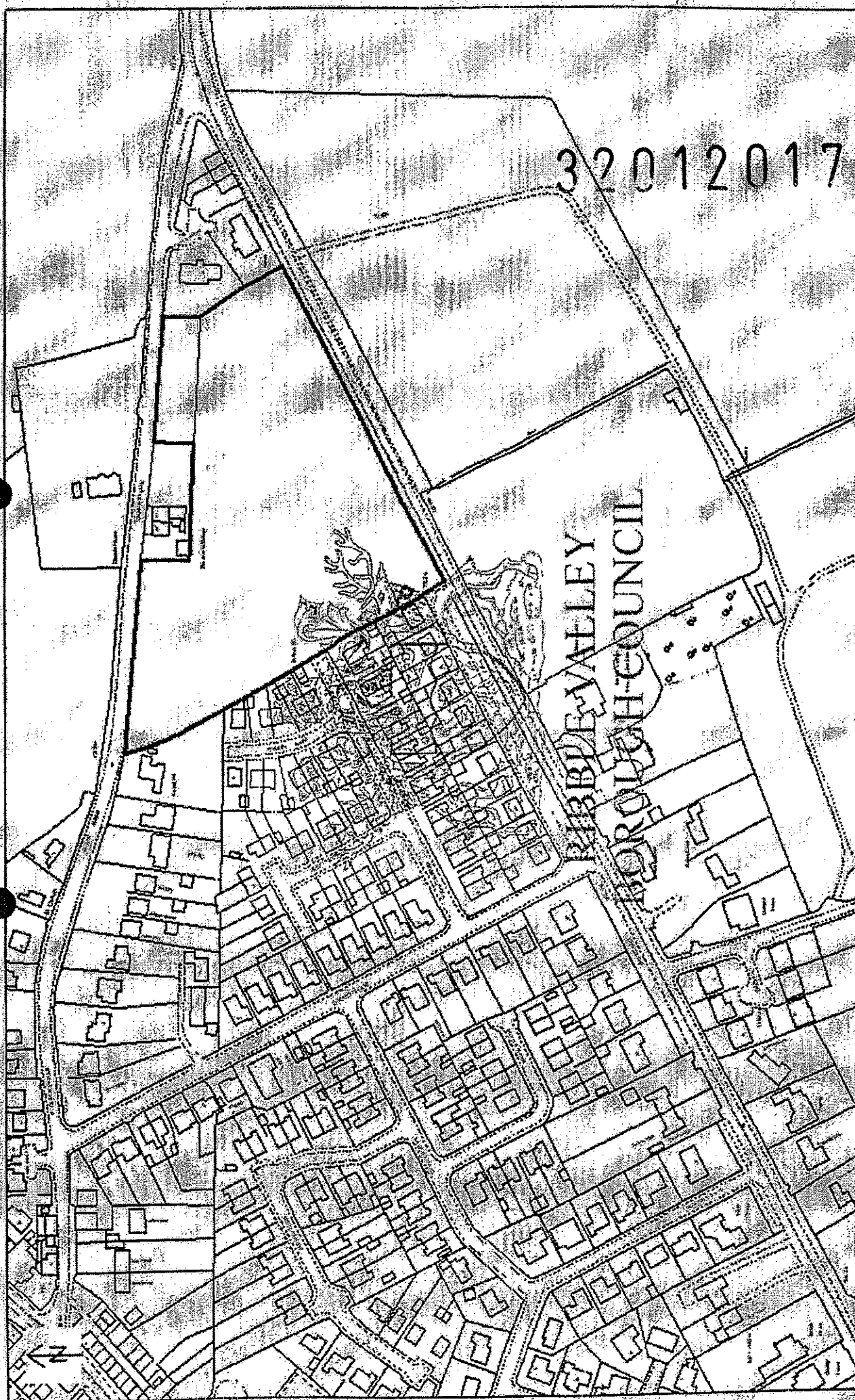


SD6137SW

Scale 1:2500

Site 38 Adj Dilworth House, Dilworth Lane, Longridge

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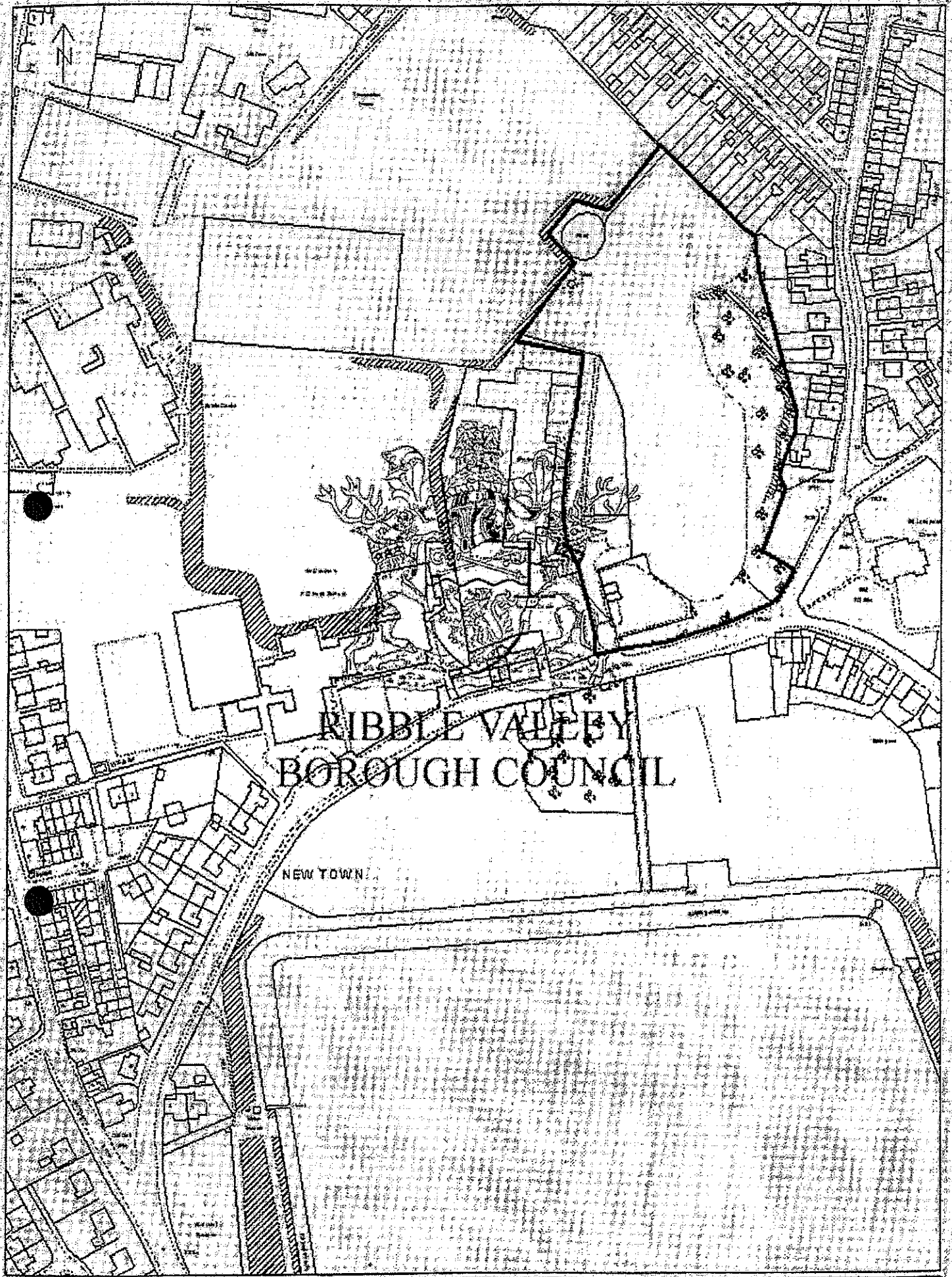
Site 39 Adj Gardeners Cottage, Dilworth Lane, Longridge

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SD6137SW

Scale 1:2500



Site 62 Chapel Hill, Longridge

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