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APPRAISAL

on

BARNS REF: B2

at

ELMRIDGE FARM
Chipping

32013 0100P

W/12/550

Mr. R. Hesketh
Elmridge Farm
Elmridge Lane
Chipping
Lancashire
PR2 2NY

28 July 2012

W/12/550/PGW/LAW

Principal
P G Wallace BSc C Eng MICE MIStruct E

1.0 Introduction

1.01 Our terms of reference are to carry out a visual structural on the Barns ref: B2:-

at Elmridge Farm, Chipping

with regard to the proposal to convert these to domestic dwellings, and to report.

1.02 We visited the above on 26 July 2012 to carry out our inspection, and may now

1.03 The barns are identified on the attached plan layout.

1.04 For clarification this report relates to an inspection only of that noted under (1.01). We have not examined any parts which were covered, unexposed or inaccessible at the time of the inspection.

We also have not examined any woodwork and therefore cannot confirm that this is free from rot or other defect.

It should be noted that this report is for the use of the party to which it is addressed. No responsibility can be accepted for the use of this report by a third party.

BARN Ref: B2

2.0 Appraisal Findings

2.01 The notation used in this report assumes facing the barn from the front (farm entrance yard).

2.02 The building is of stone construction.
The external walls are (nominally) 450mm thick.
The roof is covered with asbestos corrugated sheeting.

2.05 During our inspection we made the following notes:-

INTERNAL

a) Front Area (Ground Floor)

Access was severely restricted in this area.
The right hand wall is blockwork.
The walls accessible are uneven but generally virtually plumb.

b) Front Area (Upper Floor)

The timber upper floor was accessed via a ladder).
The right hand wall is blockwork.
The walls accessible are uneven but generally virtually plumb.
There are near vertical cracks on the left hand wall adjacent to the front.
The rear right hand purlin displays indications of some rot.

c) Rear Right Hand Area

Access was restricted in this area.
The walls were checked at ground floor level.
The walls accessible are uneven but generally virtually plumb.
The left hand wall leans in at the top.
There is a full height crack in the left hand wall near to the rear.
The left hand end of the rear timber roof truss displays indication of some rot.

d) Left Hand Area

Access was restricted in this area.

The left hand wall at the rear leans out at 10-15 in 1000; the remaining walls accessible are uneven but generally virtually plumb.

There is evidence of some rot to the trusses and purlins.

EXTERNAL

a) Front Elevation

The wall was checked at ground floor level.

At each corner the wall is virtually plumb; elsewhere the wall leans out at 10 in 1000.

There is cracking over the timber lintel to the main door head.

There is slight apparent bulging to the wall above this.

b) Right Hand Elevation

The wall was checked at ground floor level.

The walls are virtually plumb.

The window cills are virtually level.

There is a fine crack to the right hand side of the main door arch.

3.0 Discussion

3.01 We have no information relating to the ground conditions directly beneath the property.
However, from our general knowledge of the area and discussion with the Local Authority we would generally expect to find ground with good load-bearing properties.

3.02 All properties will tend to settle as the underlying ground compacts. The amount of settlement will depend on the nature and degree of loading, and the type of sub-soil.
Differential settlement may be observed by falls in floors, door heads, window cills, and out of plumb walls, together with associated cracking.

3.03 The rate of settlement will decrease with time.

3.04 We have no information with regard to any proposed conversion at the present time.

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4.0 Conclusions and Recommendations

4.01 From the findings of this limited visual inspection there are no obvious indications of any recent significant foundation movement.

4.02 The roof covering is asbestos cement corrugated sheeting and will require removing as part of any conversion works.

4.03 The roof covering will be most likely slates or tiles. The rafters and majority of the purlins will be unsuitable and will requiring replacing.

4.04 The main timber trusses appear generally in reasonable condition with the exception of the end bearings.

4.05 If the trusses are to remain as part of any conversion then remedial work will be required at the bearing positions.

4.06 In addition we recommend a timber specialist be engaged to confirm the condition of the timber and recommend appropriate treatment work.

4.07 There is some bulging apparent to the front elevation stonework at higher level, and also minor cracking over the timber lintel.

4.08 There is some minor cracking to the arch of the main door on the right hand elevation.

4.09 We recommend that, generally all timber lintels are removed and replaced with either concrete lintels or proprietary galvanised steel lintels.

4.10 The cracking above the front elevation should be re-pointed.

4.11 Internally there is near vertical cracking on the left hand wall adjacent to the front.

4.12 We recommend bed joint reinforcement is inserted across the crack position prior to the crack being re-pointed.

4.13 There is near vertical cracking on the left hand wall at the rear and noticeable bulging of this wall at high level.

4.14 We recommend this area of wall is taken down and re-built ensuring an adequate bond with the adjacent wall.

4.15 We have no information with regard to the proposed conversion or works associated.

4.16 However we would normally detail a new concrete ground floor and introduce new internal blockwork walls to carry loads from any proposed first floor.

4.17 The new blockwork lining walls would be tied to the existing external stonework walls thus providing stability.

4.18 From the findings of this limited visual inspection only minor re-building of the right hand wall at the rear is required.

4.19 We would therefore consider the property suitable for conversion.

We trust the above is sufficient for your requirements, however if you require any further information or clarification please do not hesitate to contact us.

Yours sincerely

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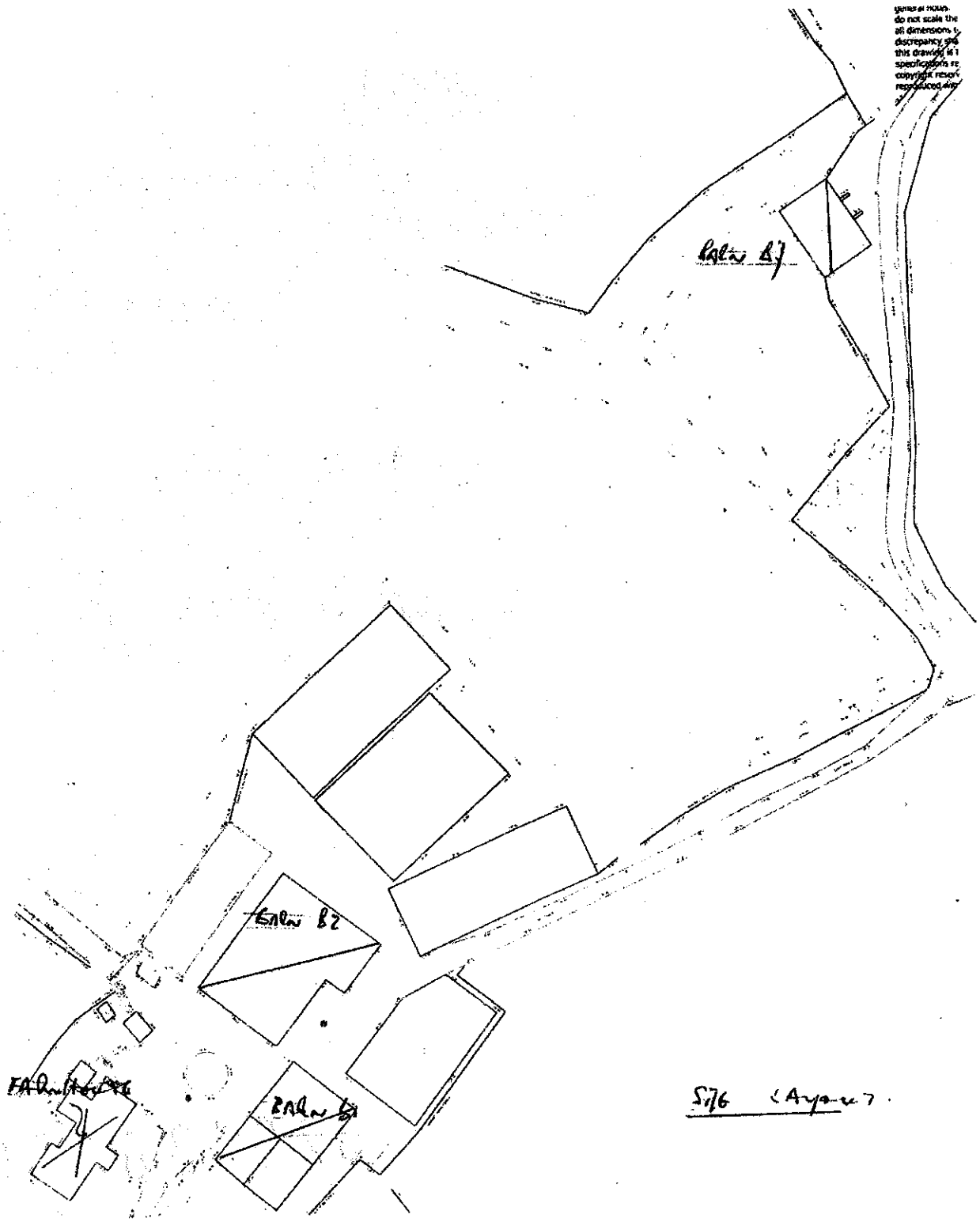
P G Wallace
WALLACE CONSULTING ENGINEERS


Barn B1
Barn B2
Farmhouse
Barn B3
Site (Approx)

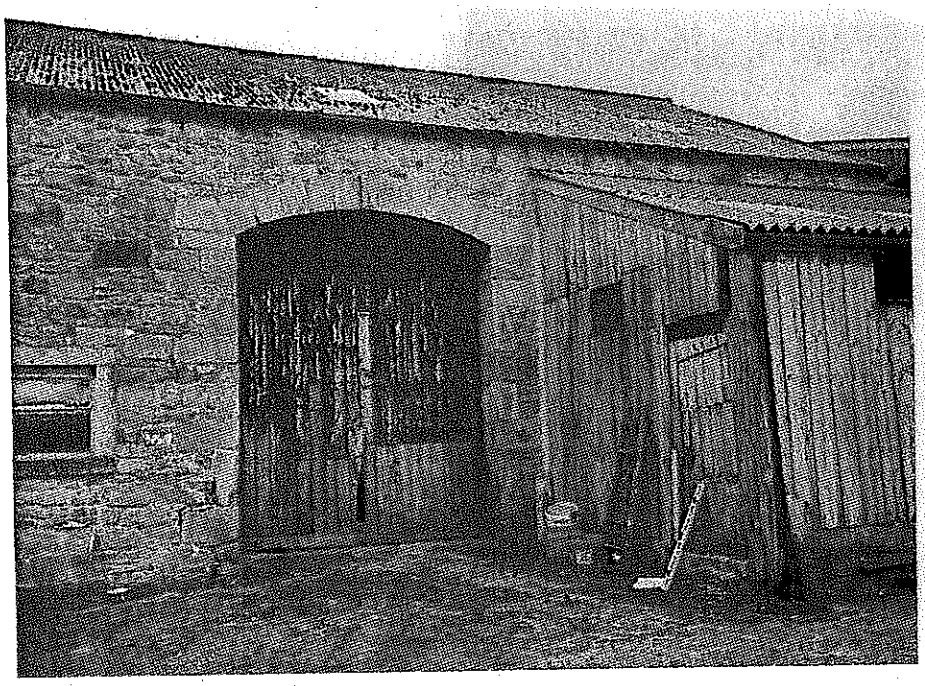
Barn B-2

Front Elevation

Front Elevation

Cracking over Door

Right Hand Elevation (Front)



Right Hand Elevation

Right Hand Doorway

Cracking to Right Hand Side

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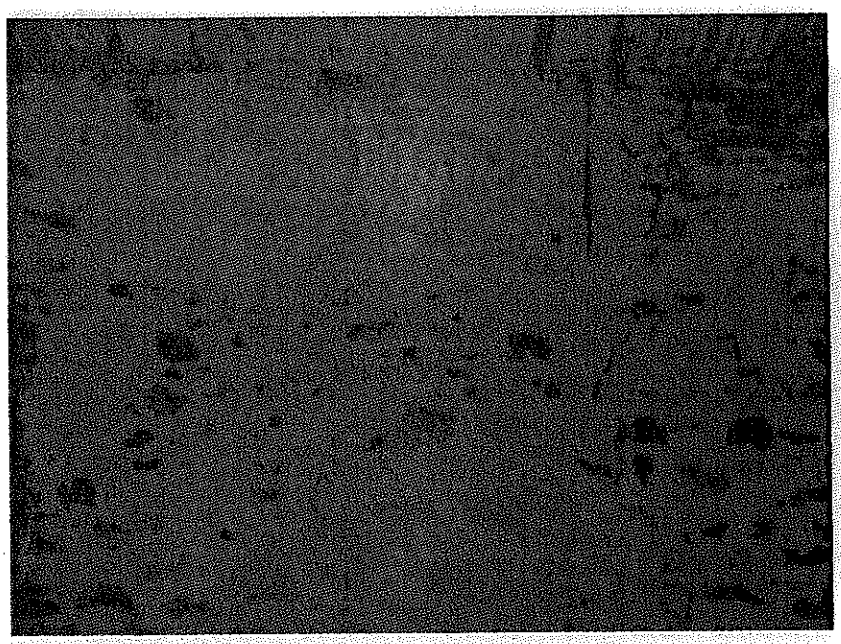
Internal Truss Support

Deterioration of Truss End

Bulging to Wall



Cracking to Internal Wall

Sedgwick Associates

Chartered Town Planners

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Appendices to Planning/Design and Statement

In support of a planning application by

Mrs. C Hayhurst

for the

conversion of 3No. barns to 4No. dwellings, erection of agricultural building following demolition of existing structures and creation of agricultural access road

at

Elmridge Farm, Elmridge Lane, Chipping

32013 0100P

December 2012

Appendix 1
Extracts from Local Plan

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3. **GENERAL POLICIES**

3.1 **DEVELOPMENT CONTROL**

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3.1.1 An important function of the Local Plan will be to provide a detailed basis for development control decisions. This will be of benefit to all concerned in the development process, from builders through to people who may wish to object to certain developments. Government guidance stresses that the Council should be positive in its determination of planning applications. Consent should only be refused where there are clearly defined reasons for it to be withheld. The criteria which the Council will apply in determining all planning applications are set out in Policy G1.

3.1.2 **POLICY GI**

All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area.
In determining planning applications the following criteria will be applied:

(a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.

(b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.

(c) Developments should make adequate arrangements for car parking (see Policy T7).

(d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.

(e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.

(f) Developments should provide adequate arrangements for servicing and public utilities.

(g) Developments should provide adequate daylighting and privacy.
(h) Materials used should be sympathetic to the character of the area.
(i) Developments should not result in the loss of important open space including public and private playing fields.

(j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance.
(k) Development should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation.

(l) Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements.

(m) **Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply, which will not derogate existing users.**

In certain cases additional factors may be taken into account.

3.1.3 This policy is important in order to safeguard the amenities of the Borough and also of those properties adjacent to proposed developments. The various criteria will not be of equal importance in all cases. The Borough Council will also weigh the economic benefits arising from the development against the environmental impact when making decisions. There should be adequate arrangements for sewerage and the disposal of effluent waste. In addition, other factors may be taken into account in specific cases; these will be covered in the following sections of this plan.

3.1.4 In respect of part (i) of this policy the Borough Council will have regard to the following in assessing the importance of open space:

(a) the level of provision and standard of public open space in the area;

(b) playing fields, whether owned publicly or privately are of special significance;

(c) the need to protect school playing fields to meet future needs is important.

3.1.5 In many cases the fact that access is available to an area of open land is just as important as the size and nature of the space provided. In other cases the physical existence of open space can be an important factor in the landscape or townscape of an area. This is not dependent on the availability of public access.

3.1.6 Developments should not adversely affect open breaks which contribute to the identity of the plan area or, open land which is visually dominant in the plan area.

3.1.7 This policy will be implemented through the development control process.

3.2 SETTLEMENT STRATEGY

3.2.1 The settlement strategy in this plan follows the broad guidelines laid down by the Lancashire Structure Plan (1991 - 2006) "Greening the Red Rose County".

3.2.2 This defines six policies that would apply to towns and villages in the Ribble Valley. These are:

- Main urban areas where the majority of development will be concentrated. This includes Wilpshire in the Ribble Valley because of its physical linkage with the Blackburn urban area.
- Settlements suitable for appropriate consolidation and expansion. This policy includes Clitheroe;
- Settlements suitable for development by way of development within or rounding-off of their built-up area. This includes Belington and Longridge;
- Settlements suitable for development including the development or redevelopment of land wholly within the built-up area. This includes Mellor Brook and Read/Simonstone;
- Rural settlements where small-scale developments such as infill or building conversions will normally be permitted. The villages to be included in this definition are:

i) outside green belts and thus not subject to green belt restrictions on development;

"the filling of small gaps within small groups of houses

where: i) the site is not designated as essential open space;

ii) proposals which would not lead to ribbon development or a fragmented pattern of development;

3.2.17 **POLICY G5**

Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small-scale developments which are:

i) essential to the local economy or the social well being of the area; or

ii) needed for the purposes of agriculture or forestry; or

iii) sites developed for local needs housing (subject to Policy H20 of this plan); or

iv) small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RTI; or

v) other small-scale uses appropriate to a rural area which conform to the policies of this plan.

3.2.18 This policy recognises the need to protect the countryside from inappropriate development. In doing so, it must be accepted that the countryside is a working area and a source of many Ribble Valley residents' livelihoods. As such it is subject to change and to development pressures. If properly managed, these can be accommodated without harming the basic character of the area.

3.2.19 Where issues of agricultural justification are raised by development proposals the Borough Council will gain appropriate specialist advice.

3.2.20 The settlement strategy of the plan will be implemented through the development control process.

3.2.21 **ESSENTIAL OPEN SPACES** POLICY G6

Development will not be permitted on land which is designated as essential open space on the Proposals Map unless it does not compromise the visual quality and value of general openness or the recreational value of the site or unless warranted by overriding material considerations in the public interest.

3.2.22 These sites have significant amenity value either visually or through their recreational use. It is important that they are protected from unnecessary development in order to preserve the characteristics of the plan area.

(i) **where a proposal needs particular infrastructure;**

(ii) **to control the occupancy of dwellings;**

(iii) **to control the use/occupancy of tourist accommodation;**

(iv) **to secure the provision of open space in major developments;**

(v) **where a proportion of a site, or a whole site, is to be developed for social needs housing to control the occupancy and continuing affordability of that housing;**

(vi) **to control the products sold at outlets where a general retail use would not be acceptable;**

(vii) **to replace essential facilities lost as a result of the implementation of an otherwise acceptable proposal;**

(viii) **to control the environment of a site in advance of the implementation of a proposal.**

3.6.2 Planning obligations are made under Section 106 of the Town and Country Planning Act 1990. The Borough Council will seek to enter into such agreements to ensure that development proposals are acceptable. It should be noted that the above list is not exhaustive and other circumstances may apply where agreements are sought.

3.6.3 Planning obligations can take two forms. They may be a formal agreement between the council and a developer, or an applicant can make a unilateral obligation if they see fit or if agreement cannot be reached.

3.6.4 It is the practice of the Borough Council to seek to negotiate a commuted sum to cover the initial maintenance costs of public open space created. The maintenance of the site will then be undertaken by the Borough Council.

3.7 **CRIME**

PREVENTION 3.7.1

POLICY G11

In its consideration of development proposals the Borough Council will take full account of the need to design, layout and landscape development in a manner which makes crime more difficult to commit, increases the risk of detection and provides people with a more secure environment.

3.7.2 Once a development has been completed, the main opportunity to incorporate crime prevention measures will have been lost. Where there is potential to reduce crime this should feature in discussions authorities have with developers and their designers at the outset of the design process.

3.7.3 Principles to be incorporated into designs may include the deterrent effects of good design, layout and lighting.

3.8.2 Such facilities serve an important social function. The Council recognises the importance of meeting the needs of religious groups for places of worship. Providing no demonstrable harm arises to the amenities of the area or nearby residents consent will normally be granted.

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4. ENVIRONMENT

4.1 INTRODUCTION

4.1.1 The natural environment of the Borough is one of its greatest assets. It is composed of many different parts which have evolved and changed over the years. Pressures for change still exist and it is the function of this plan to control and guide these pressures. In doing so environmental protection will be a primary consideration.

4.1.2 This will enable growth and necessary development to take place in a way that is sustainable and as sensitive as possible.

4.1.3 The natural Ribble Valley environment is characterised by attractive open countryside. Over 70% of the Borough is designated as an Area of Outstanding Natural Beauty.

4.1.4 The built environment of the Borough also has special qualities. There are 16 designated conservation areas and more than 1000 listed buildings throughout the district. In addition to these there are many sites of archaeological, geological and wildlife importance in the Borough which should receive appropriate protection from this plan.

4.1.5 There is a balance to be struck between environmental protection and the economic well being and needs of the Borough. In preparing this plan it is accepted that the Borough is a working environment. This applies equally to the towns and the countryside. The council recognises the need to sustain the Borough's economy, however this should not be at the expense of those features which give the area its character and make it such an attractive place to live and work.

4.1.6 The environmental policies of this plan cover a number of distinct topic areas. To reflect these, this chapter is split into a number of sub-sections each covering an individual topic area.

4.2 THE COUNTRYSIDE

4.2.1 Much of the land area of the Ribble Valley is included within the Forest of Bowland area of outstanding natural beauty. The main purpose of this designation is to conserve and enhance the natural beauty of the area.

4.2.2 The local plan includes many of the varied elements of Bowland's beauty: the upland core; the narrow clough valleys; the major valleys of the Hodder and Ribble; the pasturelands dotted with stone walls and broad-leaved woodlands; and many attractive villages and hamlets.

4.2.3 Farming is the activity which has contributed most to the formation of the landscape. There is very limited arable farming. Land classifications for the area, particularly the upland core, shows a predominance of grades 4 and 5. Indeed less than 1% of the whole Borough lies within class 2. This is reflected by the main farming uses which are cattle and sheep rearing.

4.2.4 The pattern of farming is changing with substantial farm amalgamation and the need for alternative farm enterprises to supplement overall farm income.

4.2.5 AREA OF OUTSTANDING NATURAL BEAUTY

POLICY ENV1

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. In addition development will also need to contribute to the conservation of the natural beauty of the area. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and

enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well-being of the area.

4.2.6 The Forest of Bowland Area of Outstanding Natural Beauty is of recognised national landscape value. The principal duties of the local planning authorities that administer this area are the conservation and enhancement of its natural beauty. This does not mean that no development will be allowed in the area. Where possible new development will be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Indeed other policies in this plan accept that there is a need for development to allow for appropriate employment generating facilities, countryside recreation opportunities and housing for those in need. However this should not be at the expense of those qualities which make the area special. This policy will be used to ensure that development which does take place is both appropriate and actually enriches the landscape character of the area. In support of this a landscape assessment had been undertaken which is included in Appendix 2.

4.2.7 The Borough Council will work with the Forest of Bowland AONB Countryside Management Service and government bodies to protect, conserve and enhance key landscape areas/features throughout the AONB. The Council will protect threatened landscapes/landscape features through representation at the Technical Officer Group and through the joint advisory committee of the Forest of Bowland AONB. It will ensure that specific landscape schemes identified in the Forest of Bowland AONB Management Plan are implemented in accordance with the aims and objectives of that management plan. The Council will support better practice in the conservation and traditional management of:

- Moorland/upland areas
- Woodlands
- Hedgerows/hedgerow trees
- Dry Stone Walls

In terms of nature conservation, the Council will also protect and conserve rare species/habitats and enhance the native biological diversity of the AONB.

4.2.8 This policy will be implemented by the use of development

control powers.

4.2.9 POLICY ENV2

The landscape and character of those areas immediately adjacent to the Forest of Bowland Areas of Outstanding Natural Beauty will be protected, conserved and wherever possible enhanced. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and compatibility with policies to enhance the natural beauty of the adjacent Forest of Bowland AONB will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well being of the

4.2.36 This policy will be implemented by the scrutiny of planning applications.

4.3 NATURAL HISTORY AND NATURE CONSERVATION

4.3.1 Government Guidance on this topic emphasises the need to ensure effective conservation of wildlife and natural features while making adequate provision for development and economic growth.

4.3.2 It is the function of this local plan to identify relevant national and local nature conservation interests and to ensure that the protection and enhancement of those interests is properly co-ordinated in development and land use policies.

4.3.3 Details of sites of conservation interest are given in the proposals map.

4.3.4 SPECIES PROTECTION

POLICY ENV7

Development proposals which would have an adverse effect on wildlife species protected by law will not be granted planning permission, unless arrangements can **be made through planning conditions or agreements to secure the protection of the species.**

4.3.5 The presence of a protected species is a material consideration when a local planning authority is appraising a development proposal which if carried out would be likely to result in harm to the species or its habitat. Matters likely to be of concern to the Borough Council in implementing the policy, if development is considered possible, will be to facilitate the survival of individual members of the species, to reduce disturbance to a minimum, and to provide adequate habitats to sustain at least the current levels of populations.

4.3.6 SITES OF SPECIAL SCIENTIFIC INTEREST POLICY ENV 8

Development proposals likely to adversely affect the nature conservation of Sties of Special Scientific Interest will not be permitted unless it can be demonstrated that other material considerations outweigh the special interest of the site.

Designated or potential sites of international importance will be accorded the same protection as Sites of Special Scientific Interest. Proposals likely to have a significant effect on such sites will only be permitted if there is no alternative and if there are imperative reasons of overriding public interest. Where such a site hosts a priority habitat or species (as listed in the EC Habitats Directive) permission will only be granted for reasons of human health or safety or for beneficial environmental

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5.4.8 **Development Sites**

POLICY H1

The following sites are allocated for residential development:

LOCATION	SITE SIZE IN HECTARES	APPROX NO OF DWELLINGS
Castle Castings site, Clitheroe	0.98	27
Littlemoor House, Sabden	0.33	15
Total	1.31	42

5.4.9 The Council prepares a bi-annual housing land availability schedule and negotiates with the Housebuilders Federation to ensure that a five year supply of land is available in the terms set out in PPG3.

5.4.10 The monitoring procedures intended for this plan will closely examine housing land provision and supply. A lack of sites and a failure to meet Government Guidance on housing would be one reason to instigate a review of the plan

DWELLINGS IN THE OPEN COUNTRYSIDE

5.2 **POLICY H2**

Outside the settlement boundaries, as defined on the proposals map, residential development will be limited to:

1. **Development essential for the purposes of agriculture or forestry or other uses wholly appropriate to the rural area.**

2. **The appropriate conversion of buildings to dwellings, provided they are suitably located and their form, bulk and general design are in keeping with their surroundings. Buildings must also be structurally sound and capable of conversion without the need for complete or substantial reconstruction. (see Policies H15, H16 and H17 for further advice).**

3. **Residential development specifically intended to meet a proven local need. (see Section 5.14 for further advice).**

The impact of proposals on the countryside will be an important consideration in determining all applications. Development should be appropriately sited and landscaped. In addition, scale, design and materials used must reflect the character of the area, and the nature of the enterprise.

5.5.2 The protection of attractive open countryside for its own sake is an important element of both national and county planning policy.

5.5.3 To achieve this, development in the countryside must be strictly controlled

5.5.4 This does not mean that proposals for development which are either essential to the local economy or to the well-being of those living or needing to live in the countryside, will be resisted. One example of this is housing needed by agricultural workers

5.5.5 In relation to agricultural workers dwellings, the need for the dwelling must be demonstrated by:

i) Whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times;

ii) The scale and nature of the enterprise;

iii) The extent to which any existing accommodation in the area is suitable and available for occupation by the workers concerned. This will include an investigation of the presence of buildings suitable for conversion in the area which may be available.

5.5.6 In cases where the above tests are not conclusive a financial test may also be applied to provide further evidence of the genuineness of stated intentions to engage in farming or forestry.

5.5.7 The siting should be in accordance to these criteria:

(a) wherever practical, the dwelling should be related to existing dwellings on the holding;

(b) the dwelling should have limited impact on the landscape;

(c) the development should not cause undue expense to any public authority or statutory undertaker;

(d) dwellings should normally be of two storey construction of a design traditional to the area.

5 5.8 Dwellings provided under this policy should be of a size commensurate with the established functional requirements Dwellings which are unusually large in relation to the agricultural needs of the unit or unusually expensive to construct in relation to the income it can sustain, will not normally be permitted As a general guide the Council will not normally approve proposals which provide in excess of 120m² floorspace In cases where the dwelling will be the principle dwelling on the holding the size restriction may be relaxed to allow for office space etc

5.5 9 **POLICY H3**

Conditions will be attached to all consents for agricultural workers dwellings (determined under Policy H2, above) restricting the occupation of the dwelling to a person solely or mainly employed (or last employed) in the locality in agriculture or forestry, to dependants of such people residing with him or her, or to widows or widowers of such people.

5 5 10 Developments permitted under Policy H2 are allowed because of the special justification or need which exists It is important that such houses remain in their intended occupancy. This will remove the pressure for further dwellings, help to maintain steady house prices for those employed in such practices in the area and reduce possible abuse of this policy relaxation.

5.5.11 For the purposes of this plan agriculture is as defined in Section 336 of the Town and County Planning Act 1990

5.5 12 This policy will be implemented via the development control process.

5 5 13 **POLICY H4**

In cases where agricultural or forestry workers dwellings are approved, the Council will attach agricultural occupancy conditions on all other dwellings on the holding (where agricultural/ forestry workers are resident), where such conditions fairly and reasonably relate to the permitted development.

5.5.14 In cases where an extra dwelling can be justified it is important to ensure that existing dwellings, not covered by occupancy conditions, are also protected. This will help to reduce

5.12 4 **POLICY H14**

Rebuilding or replacement of dwellings will be permitted in the open countryside, subject to the following criteria:

(i) the residential use of the property should not have been abandoned. (If this is the case Policy H2 will apply);

(ii) the impact on the landscape will be assessed in relation to that of a new dwelling. As such very careful consideration to design and use of materials must be made. In addition, excessive increase in the size of property will not be permitted;

(iii) the creation of any extra curtilage will be assessed in relation to Policy H12;

(iv) the terms of Policy G1 will apply.

5.12 5 Substandard properties and those in need of extensive repairs are not only found in towns and villages. This policy still places an emphasis on allowing such development to take place, but because the work will take place in the attractive open countryside special care must be taken over the appearance

5.12.6 As a general guide increases in property size will be restricted to 50 cubic metres (or 10% of the property size whichever is greater) in the Area of Outstanding Natural Beauty. Elsewhere the original volume of the dwelling should not be increased by more than 70 cubic metres or 15% (whichever is greater). These general restrictions are imposed for two main reasons. Firstly the stock of properties in rural areas in need of such works are generally older properties. These have been built from traditional materials in a style common to the area Because of their history they have generally been used as local workers cottages, as such their normal size is relatively small. The development of much larger properties would be out of keeping with the character of the area

5 12.7 The second reason for the size restriction is an attempt to safeguard existing buildings which can potentially be repaired or renovated. If large size increases were to be allowed the potential to demolish and rebuild a totally different large new house would provide a loophole to the general settlement strategy of this plan and threaten existing traditional properties.

5 12 8 In most cases the planning permission will have a condition attached which removes permitted development rights for further extensions. This does not mean that extensions will necessarily be refused, just that planning permission will be needed.

5.12.9 This policy will be implemented through the development control process

Note

Neither policy should be interpreted as advocating any development which adversely affects the setting of a building of historic or architectural interest or the quality of the building itself

5.13 **THE CONVERSION OF BARNS AND OTHER BUILDINGS TO DWELLINGS**

5.13.1 The policies in this section of the plan are made in response to steady pressures for this type of development. This pressure looks set to continue, in view of the number of potentially suitable properties, and recent changes in government guidance which mean that the redundancy of the building for its original purpose is no longer an issue

5 13.2 Traditionally constructed buildings bear the bulk of this pressure. These are very much a part of the Ribble Valley's character and heritage. The objective of allowing conversions or alternative uses is to keep these buildings well maintained and protect them as a feature within the landscape for future generations. In addition the conversion of properties to

dwellings adds to the number of homes to be provided in the Borough over the plan period. This helps to safeguard undeveloped greenfield sites from development.

5.13.3 In setting out the benefits of conversions it is important to stress that those features which make the building an important and interesting part of the Borough should not be lost. These policies therefore concentrate on the design of the final development. It is hoped that they prove beneficial to all concerned.

5 13.4 **THE LOCATION OF THE BUILDING TO BE CONVERTED**

POLICY H15

Planning permission will be granted for the conversion of buildings to dwellings in situations where:

(i) there need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure;

(ii) there would be no materially damaging effect on the landscape qualities of the area;

(iii) there would be no unacceptable harm to nature conservation interests;

(iv) there would be no detrimental effect on the rural economy; and

(v) within the AONB the proposal should be consistent with the conservation of the natural beauty of the area.

5 13.5 The conversion of appropriate buildings within settlements or which form part of already defined groups is acceptable. Problems arise however where isolated buildings in the landscape such as barns are proposed for conversion. The local landscape can be damaged and a degree of urbanisation imposed upon an otherwise wholly rural view. This is linked to additional factors such as garden areas, car parking facilities, garages, sheds, even the presence of washing lines which are totally out of keeping within the rural setting of the building. These are discussed further in Policy H16.

5.13.6 In many instances the isolated roadside barn is a traditional feature within the AONB and needs protecting from inappropriate development. In determining applications for reuse of the building the Council will have regard to the contribution the building makes to the AONB and the effect any such proposal would have on the natural beauty of the area.

5.13.7 In relation to criteria (i) regard would be taken to the need to provide the utility services such as water and electricity as well as the provision of other public services such as refuse, postal services and the school bus. It is recognised that often the individual expense to the authority would not be significant but the cumulative effect could involve considerable expenditure in the provision of public services.

5.13.8 The policy will be implemented through the development control process

5 13 **THE BUILDING TO BE CONVERTED**

POLICY H16

Conversions of buildings to dwellings will be granted providing:

(a) the building is structurally sound and capable of conversion for the proposed use without the need for extensive building or major alterations which would adversely affect the character or appearance of the building, the Council will

require a structural survey is submitted with all planning applications. This should include plans of any rebuilding which is proposed;

(b) the building is of sufficient size to provide for minimal living accommodation without the need for further extensions which would harm the character or appearance of the building;

(c) the character of the building and its materials are appropriate to its surroundings and the building is worthy of retention because of its intrinsic interest or potential or its contribution to its setting;

(d) the building, if provided under permitted development rights, has a genuine history of use for agriculture or another rural enterprise.

5.13.10 The basic aim of this policy is to enhance and protect the natural beauty of the Borough Clearly buildings to be converted should be worthy of being retained in their own right Modern farm buildings, or properties constructed in a style or in materials not in keeping with the area will not be considered as suitable for conversion

5.13.11 The property must be capable of a satisfactory conversion without the need for major demolition or rebuilding works. This is because such development is the equivalent of building a wholly new dwelling. This would not normally be allowed in the rural areas of the Borough

5 13.12 Farm buildings are operational structures with a functional simplicity which is an essential part of their character. If a building is to be converted this should be done with minimal changes to the roof slope, amendments to the eaves line or the addition of extensions or porches. This will help to retain the original form of the building

5.13.13 Rural buildings often provide roosting or breeding sites for protected rare species, such as bats and barn owls. Where this occurs any development proposal will be assessed in relation to Policy ENV7

5 13.14 Finally the building must have a genuine history of use. Proposals involving buildings erected with an apparent future aim of conversion will not be granted consent.

5.13 15 This policy will be implemented through the development control process.

5 13 16 <u>DESIGN MATTERS</u>

POLICY H17

Planning permission for the conversion of buildings will be granted providing:

(a) the design of the conversion is of a high standard and is in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings;

(b) the impact of the development or the effects of the creation of a garden area, together with any garaging or car parking facilities or other additions, will not harm the appearance or function of the area in which it is situated;

(c) the access to the site should be to a safe standard, or should be capable of being improved to a safe standard without harming the appearance of the area.

5.13 17 This policy acknowledges the importance of good design to protect the rural environment. In design terms the basic idea is that traditional farm buildings should remain largely unaltered and remain looking like farm buildings after conversion. Traditional buildings do have their own individual charm but they are basically simple straight forward buildings constructed by

local workmen using local materials. Conversion of listed farm buildings to residential use can seldom be carried out without significant damage to the fabric of the building. Such development will only be allowed as a last resort in securing their conservation Policy EMP9 refers to alternative uses which may be more sympathetic.

5.13.18 Alterations necessary to accommodate modern living and working conditions often make conversion difficult if the original character of the building is to be retained Most farm buildings have unbroken roof spaces, a limited number of windows and largely open interiors. It is possible to convert farm buildings without changing their character by recognising these principal features and by not trying to achieve maximum possible floorspace. It should be remembered that these are not new buildings, they are conversions of special buildings. This should be reflected in the final scheme. Too many doors and windows, the insertion of dormers, roof lights and chimneys and the alteration of roof trusses will devalue the character of traditional farm buildings and that of the surrounding environment.

5.13 19 The following guidance indicates the general design requirements which the Borough Council will normally require:

(a) Roofs

The single most important external feature of a traditional farm building is the roof, seen at a distance, they tend to dominate elevations. Large unbroken roof slopes are a characteristic within the Borough which should be respected. Dormers are not usually found on agricultural buildings and even small roof lights catch the eye by reflecting open sky or sunlight An alternative may be a suitable opening in the gable end to supplement light level.

Normal roof lights have the disadvantage of an upstand which visually jars with the roof profile. Flush fitting roof lights with concealed integral gutters are now available Also, it is now possible to obtain special non-reflective glass to fit into the roof light Single storey farm buildings should remain single storey accommodation.

(b) New Openings In Walls

Agricultural buildings are characterised by a limited number of window and door openings Conversion to a single dwelling-house is generally preferable to the creation of more than one dwelling, since this will easily involve fewer new window and door openings. Apart from the wagon door openings, windows and doors are commonly small and insignificant on agricultural buildings. In conversions, the type, proportion and detail of existing openings should be observed, the proportion and size of existing openings should also be taken into account, when determining the accommodation to be provided within the building. Any additional doors and windows should copy existing patterns. Large wagon door openings should be used to provide the majority of internal natural light by constructing an inconspicuous frame set back into the building. The use of leaded light windows should be avoided.

(c) Materials

With any conversion, as much of the original fabric should be retained as possible Where rebuilding is unavoidable, then existing materials should be used. When modern materials are used for repair or rebuilding, they are invariably obvious and immediately noticeable. In order to maintain converted farm buildings in an authentic condition, new work should blend harmoniously with old; reproduction slates and tiles, reconstituted stone, concrete and aluminium and plastic are generally unacceptable materials.

(d) Extensions and Additions

Farm buildings are operational structures with a functional simplicity which is part of their appeal. Changes to the roof slope, amendments to the eaves line, addition of porches and chimney stacks will contribute to complexity and a loss of original character. It is important that farm buildings are preserved in their original form without alien, urban additions or alterations.

(e) Rainwater Goods

Rain is often allowed to run off the eaves of farm buildings without a roof drainage system. Therefore any new rainwater gutters and downpipes should be discreet and mounted if possible using stirrup brackets rather than a fascia board. Rainwater downpipes should be as few as possible and position on the less prominent elevations wherever possible and made of metal in a traditional design.

(f) Interiors

Design solutions should be found which avoid disturbing the existing roof timbers and which do not require raising external walls. Traditional farm buildings will most effectively retain their character if the interior is left open, at least in part, to give an impression of the pre-converted space. Open layouts help natural light penetrate from a limited number of openings to illuminate a relatively large area of floorspace. Internal divisions should be kept to a minimum in sympathy with the structural main divisions of the building. Staircases and doors should be contemporary in design.

(g) Curtilages

Traditional farm buildings are generally associated with yards or open field locations. In order to maintain the agricultural character of converted buildings in their new use, they should retain their open setting. Farm buildings are simple and unfussy. Suburban paraphernalia, patio equipment, interwoven fencing, greenhouses, swimming pools and sheds can detract from their agricultural setting. The curtilage of a converted farm building should remain open and uncluttered. The treatment of boundaries should reflect the buildings rural character; post and rail fences, timber gates of the five bar type will be encouraged.

(h) Access

Proposals should normally involve the use of an existing access whenever practical. If a new access is created it should be designed to an appropriate standard as determined by the appropriate highway authority (Highways Agency regarding trunk roads, County Surveyor regarding others). Highway safety will be a primary consideration, however, the Council will also require careful design and landscaping. Materials used must be sympathetic to the character of the area. New access tracks should not be significantly longer than existing. Where a new access is created the existing access should be blocked up and the track removed.

5.13.20 EXTENSIONS TO CONVERTED RURAL BUILDINGS

POLICY H18

In its determination of applications for change of use of rural buildings to dwellings, the Borough Council will impose a condition requiring that any future extensions or external alterations to the dwelling including any development within the curtilage as defined in schedule 2 Part 1 Clauses A to E of the Town and Country Planning General Development order 1988 (or any order revoking or re-enacting that order) shall not be carried out without the formal consent of the Borough Council.

Proposals to extend or alter previously converted rural buildings within the plan area will be considered on the basis of the scale design and massing of the proposal in relation to the character of the existing building and the surrounding area. Proposals should be in keeping with the local tradition in terms of design, materials, geometric form and window and door openings.

5.13.21 It is important that the design principles contained in Policy H17 are maintained. This policy is intended to ensure that any additions or alterations to the building following conversion are

6.5.4 There are a number of firms in the Borough which are located outside the main settlements. The Council has no wish to restrict their continued prosperity and efficiency. This does not mean that harmful developments will be allowed. Enough industrial land is available in the Borough to prevent the need for any firm expanding to such an extent that it harms the landscape or residential amenities of the area.

6.6 THE CONVERSION OF BARNS AND OTHER RURAL BUILDINGS FOR EMPLOYMENT USES

6.6.1 POLICY EMP9

Planning permission will be granted for employment-generating uses in barns and other rural buildings, provided all of the following criteria are met:

(I) The proposed use will not cause unacceptable disturbance to neighbours in any way;

(ii) The building has a genuine history of use for agriculture or other rural enterprise;

(iii) The building is structurally sound and capable of conversion for the proposed use without the need for major alterations which would adversely affect the character of the building;

(vi) The impact of the proposal or additional elements likely to be required for the proper operation of the building will not harm the appearance or function of the area in which it is situated;

(v) The access to the site is of a safe standard or is capable of being improved to a safe standard without harming the appearance of the area;

(vi) The design of the conversion should be of a high standard and be in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings.

6.6.2 There is a need to retain employment uses in the rural areas of the Borough. In addition to this employment uses are a more acceptable form of development than, for instance, dwellings.

6.6.3 Changes in farming practises reflect the reduced importance of agriculture as a local employer. Partly as a consequence of this the conversion of buildings to uses which will allow the maintenance of employment opportunities is generally to be encouraged and only where clear disturbance will be caused to neighbours, where the form of the building will be wholly inappropriate, where development control criteria cannot be met or where the proposed uses contrary to other policies in this plan, will such proposals be resisted.

6.6.4 The policy acknowledges the importance of design quality of the rural environment generally. The design guidance set out in section 5.13.19 of this plan applies equally to conversions to employment use. Indeed, changes such as extra window openings etc will not normally be permitted.

6.6.5 Rural buildings often provide roosting or breeding sites for protected rare species such as bats and barn owls. It is vital to ensure that in determining conversion schemes, due consideration is given to the need to afford protection for rare species of wildlife. Any proposal must conform to other policies of this plan and particularly ENV7.

6.6.6 In order to ascertain the conformity of any proposal to convert a building with the above criteria, the Council may require the submission of a detailed structural survey as part of any planning application.

6.7 EMPLOYMENT USES IN MAINLY RESIDENTIAL AREAS

6.7.1 POLICY EMP10

New employment development (Use Classes B1-B8, A2) will only be allowed in areas where housing is the principal land use, if there would be no detriment to the amenity of the area in terms of noise, nuisance, disturbance, environment and car parking.

6.7.2 The sites and areas allocated in the Plan may not cater for all employment uses, especially small businesses or the self-employed. The valuable contribution these types of uses make to the local economy is recognised in terms of the jobs created and investment in the area.
In addition such uses can help reduce the need to travel which has associated environmental benefits. However, this has to be balanced against protecting existing uses and amenity, especially in residential areas.

6.8 LOSS OF EMPLOYMENT LAND

6.8.1 POLICY EMP11

Proposals for the conversion or redevelopment of industrial or employment generating sites in the Plan area will be assessed with regard to the following criteria:

(i) The provisions of Policy G1.

(ii) The compatibility of the proposal with other policies of this plan.

(iii) The environmental benefits to be gained by the community.

(iv) The potential economic and social damage caused by loss of jobs in the community.

(v) Any attempts that have been made to secure an alternative employment generating use for the site.

6.8.2 There is a need to increase the number and variety of employment opportunities in the plan area, including those arising from appropriate agricultural diversification. It is accepted that occasions may arise where the environmental benefits outweigh the loss of employment, however, the Council is aware of the damaging effects of the loss of floor space.

6.8.3 The availability of suitable alternative sites for employment generating purposes and the likelihood of other employment uses coming forward will be material considerations in deciding development proposals.

6.9 PROPOSED AGRICULTURAL DIVERSIFICATION

6.9.1 POLICY EMP12

Proposals for agricultural diversifications will be approved, subject to other policies within the Local Plan and provided they are appropriate in both scale and character to the rural areas of Ribble Valley and do not compromise its natural beauty.

6.9.2 The impact of changes in agricultural subsidies and decline is one of increasingly marginal farm enterprises. Subject to the other policies of this plan, developments which are

of Policy ENVY. Within the open countryside, proposals will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials, meeting the requirements of Policy ENVY.

7.2.4 The farming industry is going through a period of change. The introduction of alternative or additional enterprises on farms will generally be encouraged. Such uses should make maximum use of existing buildings. They should not cause damage to the appearance or character of the countryside.

7.3 SMALL HOTELS AND GUEST HOUSES

7.3.1 POLICY RT2

The conversion of existing residential properties for small hotels, guest houses or self-catering accommodation, together with extensions to existing facilities will be favourably considered providing that the proposal:

i) does not conflict with the other policies of this plan;

ii) any extension is in keeping with the character of the area, by virtue of size, scale, materials or design;

iii) includes satisfactory access arrangements and appropriate numbers of car parking spaces, and

iv) proposals should not adversely affect the residential amenity of the area.

7.3.2 It is important that a wide range of accommodation types is available if tourism is to continue to develop and grow in the Borough. Where relatively small scale developments would not cause harm to the amenities of the area, and are acceptable on parking and highway grounds, there should normally be no reason to withhold consent.

7.4 THE CONVERSION OF BUILDINGS FOR TOURISM RELATED USES

7.4.1 POLICY RT3

Planning permission will be granted for tourism related uses in rural buildings providing all of the following criteria are met:

i) the proposed use will not cause unacceptable disturbance to neighbours in any way;

ii) the impact of the proposal or additional elements likely to be required for the proper operation of the building will not harm the appearance or function of the area in which it is situated;

iii) the access to the site is of a safe standard or is capable of being improved to a safe standard without harming the appearance of the area;

iv) the design of the conversion should be of a high standard and be in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings;

v) if the building is isolated from others then it should:

a) have a genuine history of use for agriculture or another rural enterprise;

b) be structurally sound and capable of conversion for the proposed use without the need for major alterations which would adversely affect the character of the building.

7.4.2 There are significant pressures on rural buildings for conversion to residential uses. This is partly as a result of changing farming practices and the reduced importance of farming as a local source of employment.

7.4.3 The conversion of buildings to uses which would allow the maintenance of employment opportunities is generally to be encouraged and only where clear disturbance will be caused to neighbours, where the form of the building will be wholly inappropriate where development control criteria cannot be met or where the proposed use is contrary to other policies in this plan, will such proposals be resisted.

7.4.4 The policy acknowledges the importance of design quality of the rural environment generally. Barns form an important part of local landscape and their value can be damaged if a conversion leads to an appearance of "urbanization" in an otherwise wholly rural view. Design guidance provided in section 5.13.19 of this plan is equally relevant to conversions for tourism use.

7.4.5 Development proposals which would have an adverse effect on wildlife species protected by law will not be granted planning permission, unless arrangements can be made through planning conditions or agreements to secure the protection of the species in accordance with Policy ENV7.

7.4.6 The presence of a protected species is a material consideration when a local planning authority is appraising a development proposal which if carried out would be likely to result in harm to the species or its habitat. Matters likely to be of concern to the Borough Council in implementing the policy, if development is considered possible, will be to facilitate the survival of individual members of the species, to reduce disturbance to a minimum, and to provide adequate habitats to sustain at least the current levels of populations.

7.5 CAMPING BARNS

7.5.1 POLICY RT4

Proposals to create camping barns will be considered appropriate subject to the following criteria:

i) the building should be of traditional construction and design and make a significant contribution to the landscape;

ii) the building should be large enough to fulfil its primary function. Minor additions to accommodate camping functions may be acceptable providing they complement the existing scale and design of the building;

iii) the curtilage of the building should be kept to an absolute minimum;

iv) suitable measures should be taken to retain where possible any features of ecological interest.

7.5.2 The Forest of Bowland was identified as one of the first areas for development of "stone tents" by the Youth Hostel Association and the Countryside Commission. Interest in camping barns is also prompted by the desire to find suitable uses to support the retention of disused barns which make a significant contribution to the landscape and to conservation objectives.

viii) **in the case of reservoirs, proposals must not cause operational problems which conflict with the primary function of the water body;**

ix) **proposals must not allow public access into dangerous areas.**

7.13.2 There is a lack of water based recreational facilities in the Borough. The main facilities being Barrow Lodge which is used by the Clitheroe Canoe Club and the numerous fishing rights in the borough.

7.13.3 Proposals should not involve development which would harm the landscape quality of the area. This is particularly relevant to the AONB. In addition, the proposed uses should not have any adverse impact on sites of nature conservation importance.

7.13.4 The use of sites for noisy sports will be strictly controlled. Stocks Reservoir in particular would not be considered suitable. This is because of the conflict with existing informal recreational facilities already existing.

7.13.5 Operational requirements of reservoirs must take precedence over recreational uses. The rapid fluctuation of water levels associated to these facilities will also restrict the type of uses allowed and means that certain areas will not be safe for public access.

7.13.6 The majority of proposals would have to take place in conjunction with North West Water.

7.1 FOOTPATHS AND BRIDLEWAYS

7.14.1 The local planning authority will seek the retention and improvement of footpaths and bridleways in the plan area.

7.14.2 **POLICY RT 18**

Improvement of public rights of way, bridleways and byways/unsurfaced, unclassified roads in the plan area will be permitted. The Borough Council will also seek to ensure the retention and maintenance of by-ways and unsurfaced, unclassified roads as part of the public rights of way network.

7.14.3 Some footpaths in the plan area are in need of improvement, particularly to their surface which can cause problems in bad weather. The improvement of sign posting and way marking will assist both footpath users and farmers by reducing accidental damage and trespass. The resources that can be directed towards footpath improvement are likely to be limited throughout the plan period. It is those footpaths which cross open fields which cause most problems for farmers, in appropriate cases it may be suitable to divert the route to follow a field boundary, but in most cases satisfactory way marking may solve the problem.

7.14.4 **POLICY RT 19**

Development that prejudices footpaths which:

i) **provide a link between the towns/villages and attractive open land;**

ii) **link with the Ribble Way footpath;**

iii) **are associated to the Local Nature Reserves; and iv)**

are heavily used;

will not be permitted.

7.14.5 The existing footpath network is an important leisure facility for residents of the Borough and visitors alike. The retention of the network will help to promote the area and encourage its

8. TRANSPORT AND MOBILITY

8.1 INTRODUCTION

8.1.1 The connections between development and movement are strong. People travel for many reasons, to work, to shop, to get to places of entertainment, to visit friends and for the pleasure of travelling. As a consequence the location of places of employment, residential areas and shopping centres have a major effect on distances travelled and the mode of transport used.

8.1.2 In recent years the effect of travel on the environment has been the cause of concern and both the Government and local authorities are seeking to reduce the harmful elements. These include both the local impacts of congestion and the more global concern of levels of CO_2 emissions from excessive use of private cars.

8.1.3 In Ribble Valley a larger proportion of people have access to cars than is usual. This is partly because the rural nature of the district makes car ownership almost essential for an acceptable degree of mobility. As a district it is also a substantial net exporter of employees. That is to say a much greater number of people leave the district to work in neighbouring towns than make the reverse journey. These factors are particularly important when environmental concerns dictate that maximum use is made of public transport opportunities and cycling and walking for travel and that unnecessary travel is reduced as much as possible by land-use planning.

8.1.4 The objectives of this plan that have a particular bearing on this section are:

- to direct development in a way that minimises the use of private car transport;
- to ensure adequate and safe transport infrastructure for industry;
- to ensure all residents have good access to the countryside, sports and entertainment facilities, shops, health care and all other facilities;
- to protect residents from nuisance of all sports particularly traffic noise, pollution and the impact of nearby development;
- to enhance safe mobility for all the community.
- to encourage and promote the use of public transport, cycling and walking.

8.1.5 There are certain things that the plan must do in respect of transport. It must identify the road hierarchy, safeguard programmed transport routes and indicate any proposed traffic management schemes. Much of the implementation of the policies contained will be by the county council who are the highway and public transport authority for the majority of roads, with trunk roads being the responsibility of the Secretary of State for Transport.

8.1.6 The Lancashire Structure Plan 1991-2006 establishes the principal of major new development being located within strategic transport corridors. These radiate from the County's main transport nodes, linking the main towns and serving intermediate points. These strategic transport corridors have been selected on the basis that they have, or have the potential for, good public transport services, including passenger rail services. All the county's main towns are within strategic transport corridors.

8.2 DEVELOPMENT PROPOSALS

8.2.1 POLICY TI

In making decisions on development proposals the local planning authority will attach considerable weight to:

- **the availability and adequacy of public transport to serve those moving to and from the development;**
- **the relationship of the site to the primary route network;**
- **the provision made for access to the development by pedestrian, cyclists and those with reduced mobility.**
- **proposals which promote development within existing developed areas at locations which are highly accessible by means other than the private car;**
- **proposals which locate major generators of travel demand in existing centres which are highly accessible by means other than the private car;**
- **proposals which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing their viability and vitality;**
- **proposals which locate developments in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly;**
- **proposals which limit parking provision for developments and other on or off street parking provision to discourage reliance on the car for work and other journeys where there are effective alternatives.**

8.2.2 Clearly any development proposal should first be weighed against the general development strategy (see policies G2 to G5). This policy will then be applied. Its purpose is to ensure that all development is assessed in terms of its overall impact on the transport infrastructure. All major proposals should offer the opportunities for increased bus and rail facilities.

8.2.3 The implementation of this policy will be by decision making by the local planning authority.

8.3 ROAD HIERARCHY

8.3.1 POLICY T2

A road hierarchy is proposed. All major new developments which are heavy generators of traffic, especially commercial vehicles, should have adequate, safe and convenient access to the primary road network. Other developments should have access to the network appropriate to their traffic needs and the function of the **highway and should be located in areas which maintain and improve choice for people to walk, cycle or use public transport** rather than drive.

8.3.2 The purpose of this policy is to ensure that the majority of traffic is directed onto those roads most able to cope with it. It also recognises that there are forms of transport other than the private car which may be used. The Council will have regard to principles associated with all modes of transport both in assessing

8.5.7 This road is included within both the Lancashire Structure Plan and the most recent 1994/95 Transport Policies and Programme document. This latter document programmes the Read/Simonstone by-pass for commencement in 1995/96.

8.5.8 The Read/Simonstone by-pass received planning permission in 1990 but the original scheme may require some amendment. The road largely follows the line of the disused railway line to Padiham. It will relieve the two villages from traffic linking the M65/A56 to the A59.

8.6 TRAFFIC MANAGEMENT

8.6.1 POLICY T6

The development of appropriate traffic calming measures will normally be permitted/introduced. This will include the following:

a) The amount of road space allocated to pedestrians, cyclists and public transport will be increased in Clitheroe. This will have regard to the needs of disabled people, emergency services and delivery vehicles.

b) Traffic calming measures including 20 miles per hour zones will be introduced in those parts of towns and villages where there is a need to restrain traffic speed and reduce accidents. Their design should make a contribution to improving the quality of the local environment;

c) Commercial vehicle movements will be assisted and controlled as appropriate to resolve or prevent environmental problems.

8.6.2 A number of areas within the Borough have already been the subject of those measures proposed by this policy.

8.6.3 Taylor Street in Clitheroe and Whalley Old Road in Billington have both had traffic calming techniques applied to both slow traffic and ultimately discourage its use of these purely local routes.

8.6.4 Clitheroe town centre is likely to be the first area where a full scheme is implemented. Finance is available for a scheme which is intended to give pedestrians greater priority and safety within Castle Street and redirect through traffic, without business in the town centre, to other routes. This scheme will incorporate physical changes to Castle Street and Market Place and make improvements, at four junctions:

Parson Lane/Station Road
Station Road/King Street
Railway View Road/Railway View Avenue
Waddington Road/Railway View

8.6.5 The Borough Council will continue to monitor locations where traffic calming measures may be required. This will be in close conjunction with the County Surveyor's Department. Subject to finance being made available schemes will then be drawn up and implemented. In certain cases new developments may require traffic calming measures within and outside their site to make proposals acceptable on grounds of highway safety. In these cases the Council will ensure that measures are undertaken at the developer's expense through the use of "Grampian" type conditions and the use of Section 106 Agreements (see Policy G10).

8.7 PARKING PROVISION

8.7.1 POLICY T7

All development proposals will be required to provide adequate car parking and servicing space.

8.7.2 Government guidance contained in PPG1 3 "Transport" stresses that councils should include policies in their plans to limit parking provision for developments and other on or off street parking provision to discourage reliance on the car for work and other journeys were there are effective alternatives.

8.7.3 This reflects a concern that the provision of car parking for larger developments is a contributing factor to the use of cars for journeys where other methods of transport would be more environmentally acceptable, however the nature of Ribble Valley as a large rural district is such that it is essential to recognise car use will be a principal way of getting to work, shopping and visiting leisure facilities.

8.7.4 In many cases failing to ensure that adequate off-street parking is attached to developments will lead to on-street parking rather than the use of public transport or walking/cycling. Whilst the adverse effects of on-street parking may be controlled or moderated by parking restrictions they are likely to have some impact on local environmental problems.

8.7.5 The parking requirement for development proposals will be decided having regard to the County Council's 1988 published Car Parking Standards, incorporating any subsequent amendments, and also having regard to the desirability of restricting unnecessary use of the car whilst maintaining viable town and village centres.

8.7.6 **POLICY T8**

Development proposals which respond to identified needs for additional long stay edge-of-centre parking spaces for visitors in locations where the absence of adequate provision leads to congestion, damage to residential amenity and harm to the efficient operation of business will be permitted within the settlements listed in policies G2, G3 and G. of this Plan. Planning permission will not be given for new public car parks where the benefits of such provision would be outweighed by harm arising from traffic generation or other environmental considerations or in locations where adequate public transport facilities are available.

8.7.7 For many years the council has made strenuous efforts to acquire land in a number of locations to provide much needed car parking. In a number of instances its efforts have been successful. Car parks are now in operation at Downham, Chipping, Slaidburn, Dunsop Bridge and other villages as well as Clitheroe and Longridge. There are parts of the borough where problems continue. Ribchester in particular is so popular with visitors that additional provision would certainly be used. However in assessing development proposals the council will be guided by government guidance contained in planning policy guidance note 13 "Transport" which seeks to limit the provision of extra parking provision where effective alternatives exist. In addition financial resource is an important issue since the implementation of this policy can often only be achieved through the purchase of land.

8.8 PUBLIC TRANSPORT

8.8.1 The Council will participate in the support and co-ordination of all public transport services.

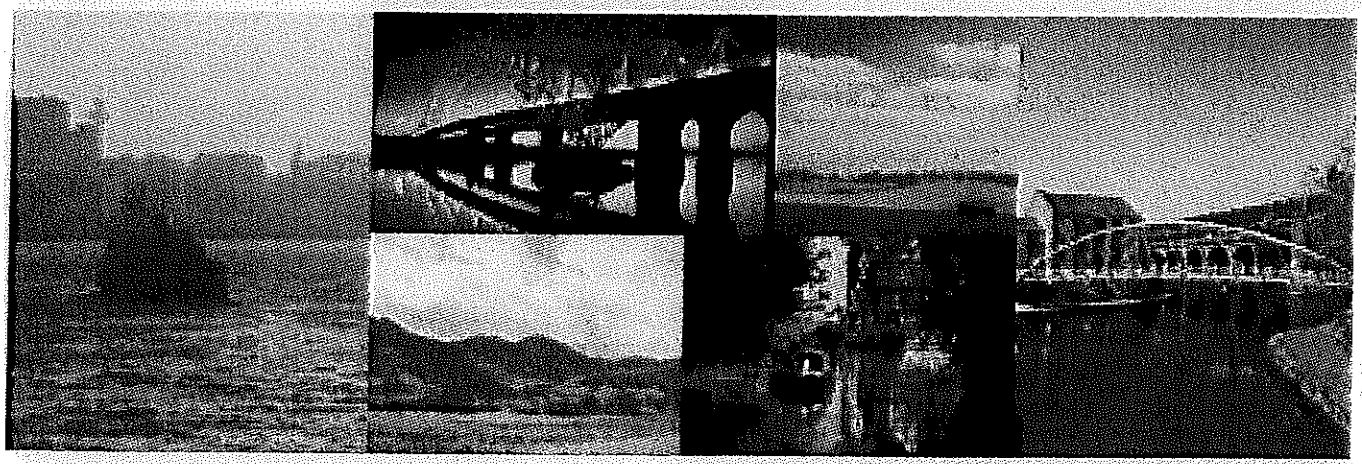
8.8.2 The achievement of the fundamental development strategy of this plan is partly dependent on the availability of public transport services. The Council are not in a position to guarantee the continued operation of existing services or their improvement. The general overview of public transport is the responsibility of the County Council. The Borough Council can however assist financially with the operation of non-commercial services and take account of the viability of existing public transport services as well as the need for new ones in reaching planning decisions.

Appendix 2
Extracts from RSS

320130100P

GOVERNMENT OFFICE
FOR THE NORTH WEST

North West of England Plan
Regional Spatial Strategy to 2021



GOVERNMENT OFFICE
FOR THE NORTH WEST

The North West of England Plan
Regional Spatial Strategy to 2021

Communities
and Local Government

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4 Spatial Principles

Policy DP 1

Spatial Principles

The following principles underpin RSS (incorporating RTS)

Other regional, sub-regional and local plans and strategies and all individual proposals, schemes and investment decisions should adhere to these principles. All may be applicable to development management in particular circumstances:

- promote sustainable communities;
- promote sustainable economic development;
- make the best use of existing resources and infrastructure;
- manage travel demand, reduce the need to travel, and increase accessibility;
- marry opportunity and need;
- promote environmental quality;
- mainstreaming rural issues;
- reduce emissions and adapt to climate change.

The 8 Policies DP 2 -9 amplify these principles and should be taken together as the spatial principles underlying the Strategy. They are not in order of priority.

The whole of the RSS should be read together and these principles should be applied alongside the other policies which follow.

4.1 These are the principles which have shaped this RSS. Applying them to all plans and strategies in the North West that affect the development and management of different land uses, as well as to individual proposals, will help to ensure an effective cascade of policy from regional to sub-regional and local levels, promoting sustainability and subsidiarity.

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Policy DP 4

Make the Best Use of Existing Resources and Infrastructure

Priority should be given to developments in locations consistent with the regional and sub-regional spatial frameworks as set out in Chapter 5 (notably policy RDF1) and sub regional policies in Chapters 10-13 which:

- build upon existing concentrations of activities and existing infrastructure;
- do not require major investment in new infrastructure, including transport, water supply and sewerage. Where this is unavoidable development should be appropriately phased to coincide with new infrastructure provision.

Development should accord with the following sequential approach:

- first, using existing buildings (including conversion) within settlements, and previously developed land within settlements;
- second, using other suitable infill opportunities within settlements, where compatible with other RSS policies;
- third, the development of other land where this is well-located in relation to housing, jobs, other services and infrastructure and which complies with the other principles in DP1-9.

Natural and man-made resources should be managed prudently and efficiently. Sustainable construction and efficiency in resource use (including reuse and recycling of materials) should be promoted.

4.5 The competitiveness of the region's economy is important and its growth must be facilitated but, increasingly, demands for houses, workplaces and services will need to be met in a more sustainable fashion, making the best use of land and existing infrastructure, and managing resources prudently and efficiently. There will be many opportunities to encourage the re-use of disused land and buildings. This is critical to improving the Region's image. The Region contains a very large extent of dereliction and a large number of old industrial buildings of historic interest and great character in need of new uses, especially in the urban areas. Greater use of land that has been previously developed, and lies within settlements, is required for all forms of development across the Region. Not all areas of previously developed land, however, will be suitable or appropriate for built development. For example, former military bases in rural areas could be relatively remote, may have returned to open land uses or be supporting valuable habitats. Other policies, particularly those on the wider countryside (RDF2), and on derelict land and contamination (EM2), provide further guidance on this issue, and Table 7.1 sets out indicative District targets for the proportion of housing to use brownfield land and buildings.

4.7 This principle is closely related to the previous one encouraging accessibility. It has implications for both the linkages between areas, notably by public transport, and for locational decisions in respect of employment, housing, services and facilities. It brings together two important spatial concepts – proximity and connectivity – to address social inclusion in its widest sense and regeneration.

4.8 It is an important feature of society today, notably in our cities, that some of the poorest, most deprived areas are frequently close to areas of growth and opportunity. For example, concentrations of worklessness (see Diagram 2.3) - 40% of unemployment in the region is in the ten Districts with the best record for recent economic growth. We need to understand these geographies and the needs of different communities living within them and promote policies to marry opportunity and need through land use and physical infrastructure decisions, including transport, and through skills and employability initiatives. The RES and Northern Way Growth Strategy provide a context for this at regional level. Sub-regional and local plans and strategies should also address these issues.

Policy DP 7

Promote Environmental Quality

Environmental quality (including air, coastal and inland waters), should be protected and enhanced, especially by:

- understanding and respecting the character and distinctiveness of places and landscapes;
- the protection and enhancement of the historic environment;
- promoting good quality design in new development and ensuring that development respects its setting taking into account relevant design requirements, the NW Design Guide and other best practice;
- reclaiming derelict land and remediating contaminated land for end-uses to improve the image of the region and use land resources efficiently;
- maximising opportunities for the regeneration of derelict or dilapidated areas;
- assessing the potential impacts of managing traffic growth and mitigating the impacts of road traffic on air quality, noise and health;
- promoting policies relating to green infrastructure and the greening of towns and cities;
- maintaining and enhancing the tranquillity of open countryside and rural areas;
- maintaining and enhancing the quantity and quality of biodiversity and habitat;
- ensuring that plans, strategies and proposals which alone or in combination could have a significant effect on the integrity and conservation objectives of sites of international importance for nature conservation are subject to assessment, this includes assessment and amelioration of the potential impacts of development (and associated traffic) on air quality, water quality and water levels.

4.9 The pursuit of sustainable development demands that we live within environmental limits, respecting the environment, natural resources and biodiversity. It is a fundamental tenet that has not only influenced RSS polices on the environment, waste and energy, but cross-cuts the

thematic policies on jobs, housing and transport. Work currently in hand to assess the environmental capacity of the region will provide a vital evidence base to monitor performance and underpin future policy development in this respect.

4.10 This principle highlights specific aspects of protecting and enhancing rural and urban, built and natural environments. As we have seen with other topics, environmental quality varies significantly across the region encompassing landscapes of great beauty and areas degraded by the legacy of our industrial past. Plans and strategies should respond to the different challenges these present and recognise the distinctiveness of different places. Good design, creativity and innovation, are essential to improve the built environment and make better use of land to support sustainable patterns, for example promoting energy efficiency or car-free neighbourhoods. An imaginative mix of land uses can improve the character of both urban and suburban areas, strengthening social integration and civic life and support new approaches to neighbourhood structure.

4.11 The North West has significant areas which are internationally important for nature conservation (see map 2.10) this includes significant areas of the coastline of the region. Development and policies which seek to deliver RSS at a local level could have the potential to have significant adverse effects on sites of international importance for nature conservation such as Ramsars (designated by the UK Government under the Ramsar Convention to protect and conserve wetland areas that are of international importance, particularly as waterfowl habitats) and 'Natura 2000' sites (a network of internationally significant wildlife sites within the EU, comprising Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) including proposed and candidate sites pSACs and cSPAs). Consideration of effects of development on sites of international importance for nature conservation will also include, where relevant, the potential effects on sites outside the region e.g. effects of development in the region on coastal and inland waters in Wales. Lower tier plans, strategies and proposals may need to be assessed under the Habitats Regulations for likely significant effects alone or in combination. Where it is indicated that plans and proposals are likely to have negative impacts which cannot be avoided, alternatives will need to be sought or imperative reasons of overriding public interest established and compensatory measures will be necessary. This is an onerous route and accordingly whilst this is a possible approach, development likely to have an adverse effect on the integrity and conservation objectives of sites of international importance for nature conservation is unlikely to meet the requirements of Habitats Directive and would be unlikely to be in accordance with the development plan. Many 'Natura 2000' and Ramsar sites are highly sensitive to existing levels of air pollution and water pollution, not withstanding the potential impacts of future development. Local authorities will need to ensure appropriate monitoring regimes are in place and consider amelioration measures where appropriate to ensure that development does not have adverse effects. Many of the 'Natura 2000' and Ramsar sites extend well beyond individual local authority boundaries and Local Authorities and Partnership organisations will need to work together to prepare plans and strategies which minimise, avoid and manage potential negative impacts on valuable sites.

Policy DP 9

Reduce Emissions and Adapt to Climate Change

As an urgent regional priority, plans, strategies, proposals, schemes and investment decisions should:

- contribute to reductions in the Region's carbon dioxide emissions from all sources, including energy generation and supply, buildings and transport in line with national targets to reduce emissions to 60% below 1990 levels by 2050; in particular, for residential and commercial development, by developing trajectories or other yardsticks for identifying trends in carbon performance;
- take into account future changes to national targets for carbon dioxide and other greenhouse gas emissions;
- identify, assess and apply measures to ensure effective adaptation to likely environmental, social and economic impacts of climate change.

Measures to reduce emissions might include as examples:

- increasing urban density;
- encouraging better built homes and energy efficiency, eco-friendly and adaptable buildings, with good thermal insulation, green roofs and microgeneration;
- reducing traffic growth, promoting walking, cycling and public transport;
- facilitating effective waste management;
- increasing renewable energy capacity;
- focusing substantial new development on locations where energy can be gained from decentralised supply systems;
- the improved management and rewetting of the regions blanket and raised bog resource.

Adaptation measures might include, for example:

- minimising threats from, and the impact of, increased coastal erosion, increased storminess and flood risk, habitat disturbance, fragmentation and increased pressure on water supply and drainage systems;
- protection of the most versatile agricultural land;
- Sustainable Urban Drainage.

Policy makers should use the North West Integrated Appraisal Toolkit as a basis to assess and strengthen the climate change mitigation and adaptation elements of their plans and strategies. Exceptionally, other comparable and robust methodologies might be used.

Applicants and local planning authorities should ensure that all developments meet at least the minimum standards set out in the North West Sustainability Checklist for Developments [33], and should apply 'good' or 'best practice' standards wherever practicable.

33 North West Sustainability Checklist for Developments, NWDA, 2007.

4.14 The Government believes that climate change is the greatest long-term challenge facing the world today. In the North West, we face the risk of more extreme weather events, including drier summers, sea level rises and flooding. In turn, this creates dangers to our health, prosperity, infrastructure and environment. Actions to mitigate the damage we are causing, and adapt to any unavoidable change, should therefore be embedded in all plans for our sustainable development. On a national level, policies and priorities for action are set out in the Climate Change Programme [34] and the Energy Bill 2007-8 [35], Planning and Climate Change PPS (PPS1 Supplement) and the North West Climate Change Action Plan [36] sets out the regional response. The Climate Change Bill is expected to set legally binding targets for the reduction of carbon emissions [37].

4.15 If used positively, spatial planning can play a significant role in reducing our carbon emissions, promoting the use of renewable energy and shaping sustainable communities that are resilient to future climate change.

34 Climate Change, The UK Programme March 2006 CM6764.
35 Meeting the Energy Challenge May 2007 CM7124.
36 Rising to the Challenge, A Climate Change Action Plan for England's Northwest, http://www.climatechangenorthwest.co.uk.
37 Draft Climate Change Bill March 2007 CM7040.

Policy L 4

Regional Housing Provision

Local Authorities should monitor and manage the availability of land identified in plans and strategies and through development control decisions on proposals and schemes, to achieve the housing provision (net of clearance replacement) set out in Table 7.1.

In doing so they should:

- work in partnership with developers and other housing providers to address the housing requirements (including local needs and affordable housing needs) of different groups, (for example disabled people, students, older people, black & minority ethnic communities and families with children including single headed households) to ensure the construction of a mix of appropriate house types, sizes, tenures and prices, in line with policies L2, L3 and L5;
- use the results of up-to-date Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments [68] to inform the allocation of and development control decisions upon specific sites;
- encourage new homes to be built to Code for Sustainable Homes [69] standards and promote the use of the Lifetime Homes standard;
- ensure that new housing development does not have an adverse cumulative impact on the existing housing stock and market;
- ensure that new dwellings will be served by adequate water supply and sewage management facilities;
- allow for clearance replacement to reflect local circumstances, as a mechanism for the recreation of viable and sustainable neighbourhoods;
- introduce phasing policies which secure the orderly and managed release of housing land over the period of the plan in line with the sequential approach set out in Policy DP4, taking into account the need for co-ordinated provision of necessary infrastructure and the overall availability of land for housing;
- ensure that the transport networks (including public transport, pedestrian and cycle) can accommodate additional demand generated by new housing; and
- maximise the re-use of vacant and under-used brownfield land and buildings in line with Policy DP4 and indicative targets set out in Table 7.1.

For the purpose of producing Local Development Frameworks, local planning authorities should assume that the average annual requirement set out in Table 7.1 will continue for a limited period beyond 2021.

7.16 The scale of housing provision and its distribution seeks to support the economic growth of the North West in line with the overall aspirations of the Regional Economic Strategy and the Regional Housing Strategy. In doing so, it seeks to focus development in those locations which are the key future economic drivers of the regions economy, whilst also taking account of [70]:

68 Strategic Housing Land Availability Assessments: Practice Guidance, DCLG, 2007.
69 "Proposals for Introducing a Code for Sustainable Homes - A Consultation Paper", ODPM, 2005.
70 Further details on how this approach has been derived are set out in the RSS Technical Appendix.

- regional development framework, sub regional policies and sustainable development principles embedded within RSS;
- impacts of economic growth scenarios on household growth and its distribution across the NW;
- need to address regional and sub regional disparities;
- future supply constraints;
- impact on existing housing markets and stock especially in those areas identified in Policy L3;
- need to support regeneration;
- need to provide affordable housing; and
- need to sustain rural communities.

In this respect the majority of new housing will be located in the three City Regions.

7.17 The Regional Flood Risk Appraisal provides a broad overview of flood risk issues in the North West, identifying higher risk areas including Salford, Manchester, Chorley, South Ribble and Lancaster. Plans, strategies, proposals and schemes should appraise, manage and reduce risk, with early completion of Strategic Flood Risk Assessments a key objective to facilitate this.

7.18 The recommended distribution of housing provision between different parts of the North West (Table 7.1), reflects RSS and Regional Housing Strategy objectives, regional development framework and sub regional policies within RSS and takes account of the various strategic priorities and functional linkages, described below, that should be focused upon, in each area [71]. Clearly, housing market characteristics and conditions cannot be precisely or uniformly pinpointed to particular districts and these priorities are not necessarily the only issues that apply in each area.

a. **Manchester / Salford and Liverpool / Knowsley** – provision of sufficient new residential development to support the role of the Regional Centres and inner city areas, including those parts involved in the Government's Housing Market Renewal Programme's Pathfinder Initiative (including replacement and renewal of housing stock), as priority areas for economic growth and regeneration. Outside the inner city areas, development should be complementary to the regeneration of the inner core, and be focused on regenerating existing housing areas which suffer from high levels of deprivation.
b. **Pennine Manchester, Central East Lancashire and East Lancashire** – support for potential economic growth and regeneration, particularly in Housing Market Renewal Pathfinder areas; including replacement and renewal of housing stock and, where appropriate, the development of a wider range of housing types (including high quality market housing). This should be achieved while ensuring that local and affordable housing needs can be met elsewhere.
c. **Southern Manchester / North East Cheshire** – except in that part of Trafford lying within or adjacent to the Regional Centre, continued careful monitoring and management of housing provision will be necessary to ensure that new housing development does not result in an adverse cumulative impact on local and neighbouring housing markets. Provision should focus on meeting local and affordable housing needs, and support agreed local regeneration strategies. Within Macclesfield and Congleton, this development should take place within the context of the economic and social linkages with both the rest of the

71 They are not meant to represent distinct housing market areas. These will vary dependant upon different segments of the market and their functionality.

Manchester City Region and also the Potteries and the North Staffordshire Housing Market Renewal Pathfinder.

d. **Northern Manchester, Mid Mersey and Greater Preston** – provision of sufficient new residential development to support the potential for economic growth and local regeneration strategies (including replacement and renewal of housing stock), a wider range of general and high quality market housing (in sustainable locations which are well served by public transport), while at the same time ensuring the ability to meet local needs and requirements for affordable housing. In Warrington the focus will be on housing provision which meets local and affordable housing needs, and development in support of agreed local regeneration strategies, with continued careful monitoring and management of housing provision, to ensure that new housing development does not result in an adverse cumulative impact on local and neighbouring housing markets.

e. **South West Lancashire** – continued careful monitoring and management of housing provision will be necessary to ensure that new housing development does not result in an adverse cumulative impact on local and neighbouring housing markets. Housing provision should focus on meeting local market and affordable housing needs, especially in Ormskirk, Burscough and the northern part of Sefton; and on development in sustainable locations well served by public transport to support agreed local regeneration strategies in Skelmersdale. In the southern part of Sefton the focus will be on providing sufficient new residential development to support inner areas as a priority area for economic growth and regeneration and Housing Market Renewal Initiative Pathfinder activity.

f. **Wirral** – provision of sufficient new residential development in the eastern part of the district to support the inner areas as a priority for economic growth and regeneration, including via the Housing Market Renewal Pathfinder scheme (including replacement and renewal of housing stock). Elsewhere in the Wirral provision should focus on meeting local and affordable housing needs, with careful monitoring and management of housing provision, to ensure that new housing development does not result in an adverse cumulative impact on local and neighbouring housing markets.

g. **Fylde Peninsula** – support for regeneration (including replacement and renewal of housing stock) and the potential for economic growth in Blackpool and Fleetwood, while ensuring that local and affordable housing needs can be met elsewhere in the Fylde Peninsula.

h. **West Cumbria and Furness** – provision of sufficient new residential development to support housing market restructuring and regeneration (including replacement and renewal of housing stock), while ensuring that local and affordable housing needs of rural communities can be met elsewhere in West Cumbria and Furness.

i. **Lakes & Morecambe Bay** – continued provision of housing to meet local and affordable housing needs of the area's communities, by delivering a choice of properties to suit the local population and workforce. General market housing should be focused in support of regeneration priorities and meeting agreed community priorities, especially within Morecambe and the Furness Peninsula part of South Lakeland, in and around Ulverston. Housing in the Lake District National Park must be developed in keeping with the scale and type that has been identified as appropriate to the area's strict requirements on meeting identified local and affordable needs of the locality.

j. **North Cumbria** – provision of sufficient new residential development to support the economic growth and regeneration of Carlisle, while ensuring that the local and affordable housing needs of rural communities can be met elsewhere.

k. **South Cheshire** – provision of housing to meet local and affordable needs, plus general market housing (in sustainable locations which are well served by public transport) to support agreed local regeneration strategies, and the role of Crewe as a key regional town and gateway to the North West. All development should take place within the context of

the economic and social links with the rest of Manchester City Region, West Cheshire, the Potteries and the North Staffordshire Housing Market Renewal Pathfinder scheme.

I. **West Cheshire** – provision of sufficient new residential development to support the economy of Chester and regeneration of Ellesmere Port, while ensuring that local and affordable housing needs can still be met. All this development should take place within the context of the significant economic and social links that exist with North East Wales and the Liverpool City Region. In Vale Royal sufficient housing development to support key local regeneration priorities particularly in Northwich town centre and to address affordable housing needs.

7.19 Detailed advice on managing the supply of housing land is given in PPS3 and in subsequent CLG advice [72]. Local authorities should manage their allocation of land and granting of planning permissions to maintain a minimum five year supply of deliverable housing land, and use their housing trajectory to help monitor and manage the achievement of the figures shown in Table 7.1, and the extent to which this meets local need and demand for housing. The requirement figures are expressed as 'net of clearance replacement', that is to say they are net dwelling gains or the increase over and above the replacement of any dwellings lost through conversion to non residential use or demolition. The overall housing requirement figures for the period covered by this RSS from 2003 to 2021 and the annual average figures are not absolute targets and may be exceeded where justified by evidence of need, demand, affordability and sustainability issues and fit with relevant local and sub-regional strategies. Policies DP1-9 and policy RDF1 should be considered in the application of this policy. Some areas will achieve lower levels in the early years, for example during major housing renewal, which will be compensated later. It is important to ensure that a range of house types, sizes, tenures and prices, which address the housing requirements (including local needs and affordable housing needs), of different groups in the community, whilst making the best use of available land. To achieve this it will be important to build housing at appropriate densities taking account of local circumstances.

7.20 The location of housing will be determined through the Local Development Framework process, using a sequential approach taken to development form in line with DP4. Land supply management should be developed in line with results of Strategic Housing Market Assessments, an assessment of existing housing provision and the potential of urban areas to accommodate more. Local Planning Authorities should take the following guiding principles into account when deciding how development should be phased:

- phasing will be based on the Local Development Framework process; housing land supply should be actively managed in line with PPS3;
- new housing should be located so as to prioritise the re-use of brownfield land and buildings within existing urban areas that are accessible by a choice of transport methods in line with DP4 and W4;
- sites should not be released unless sufficient capacity including water supply and waste-water treatment exists or can be provided ahead of the development without environmental harm in line with EM5.

Local authorities should be aware of the policy framework and potential provision of housing land that exists in adjoining areas taking a joint approach where possible. A consistent approach across the sub region will ensure that an early release of land in one district does not undermine urban renaissance in another.

72 Planning Policy Statement 3: Housing (PPS3), DCLG, 2006; and Demonstrating a 5 Year Supply of Deliverable Sites, CLG advice available at http://www.planning-inspectorate.gov.uk.

7.21 Where housing market areas cross administrative (and in some cases regional) boundaries, or where major disparities in levels of previously developed land exist between neighbouring authorities, cooperation and joint working will be necessary to ensure that sites are released in a way that supports sustainable patterns of development. The Local Planning Authorities involved should take care not to either pursue Local Development Framework allocations or else grant planning permissions that result in over provision and early release of land in one district to the detriment of urban renaissance either in the same district or in other Local Authority areas. Where a particular district has insufficient sustainable sites that match the above criteria to meet their target, they should consider working with their neighbours to find ways of meeting the balance elsewhere in the sub region.

Table 7.1 Distribution of Regional Housing Provision 2003-2021

	Total Housing Provision 2003 – 2021 (Net of clearance replacement)	Annual Average rates of Housing Provision (Net of clearance replacement)	Indicative target proportion of housing provision to use brownfield land & buildings
NORTH WEST	416,000	23,111	At least 70%
Manchester / Salford			
Manchester	63,000	3,500	At least 90%
Salford	28,800	1,600	
Pennine Manchester			
Oldham	5,200	289	At least 80%
Rochdale	7,200	400	
Tameside	13,500	750	
Southern Manchester / North East Cheshire			
Stockport	8,100	450	At least 80%
Trafford	10,400	578	
Congleton	5,400	300	
Macclesfield	7,200	400	
Northern Manchester			
Bolton	10,400	578	At least 80%
Bury	9,000	500	
Wigan	17,600	978	
Liverpool / Knowsley			
Knowsley	8,100	450	At least 65%
Liverpool	35,100	1,950	At least 90%
Mid Mersey			
Halton	9,000	500	At least 65%
St Helens	10,260	570	
Warrington	6,840	380	At least 80%
Wirral			
Wirral	9,000	500	At least 80%
South West Lancashire			
Sefton	9,000	500	At least 65%
West Lancashire	5,400	300	
Greater Preston			
Chorley	7,500	417	At least 70%
Preston	9,120	507	

	Total Housing Provision 2003 – 2021 (Net of clearance replacement)	Annual Average rates of Housing Provision (Net of clearance replacement)	Indicative target proportion of housing provision to use brownfield land & buildings
South Ribble	7,500	417	
Central East Lancashire			
Blackburn with Darwen	8,800	489	At least 65%
Hyndburn	3,400	189	
RibbleValley	2,900	161	
East Lancashire			
Burnley	2,340	130	At least 65%
Pendle	3,420	190	
Rossendale	4,000	222	
Fylde Peninsula			
Wyre	3,700	206	At least 65%
Blackpool	8,000	444	
Fylde	5,500	306	
West Cumbria and Furness			
Allerdale (outside of National Park)	4,800	267	At least 50%
Barrow in Furness	2,700	150	At least 80%
Copeland (outside of National Park)	4,140	230	At least 50%
Lakes & Morecambe Bay			
Eden (outside of National Park)	4,300	239	At least 50%
South Lakeland (outside of National Park)	7,200	400	
Lake District National Park	1,080	60	
Lancaster	7,200	400	At least 70%
North Cumbria			
Carlisle	8,100	450	At least 50%
South Cheshire			
Crewe and Nantwich	8,100	450	At least 60%
West Cheshire			
Chester	7,500	417	At least 80%
Ellesmere Port and Neston	7,200	400	
Vale Royal	9,000	500	

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8.32 The transfer of movement of freight from the highway network to rail or water could potentially yield substantial benefits in reducing carbon emissions, and easing road congestion. Attempts to increase the volume of freight moved by rail or water in the region could be constrained by a shortage of inter-modal freight terminals close to the major origins and destinations of freight in the North West. Delivery will, however, be through the private sector, and the fact that significant capital investment is required before such facilities become operational means that investment is only likely when there is a clear market opportunity and the rail network operator is able to provide the necessary train paths. Although financial constraints make any significant improvement to loading gauge a long term aspiration, advances in wagon technology offer potential for development of the inter-modal freight business in the short to medium term, as will incremental capacity enhancements through small-scale measures such as improvements to terminal and port infrastructure and access. Existing terminals and private sidings across the region also have a role to play, and greater use could be made of these to encourage modal shift.

Policy RT 9

Walking and Cycling

Local Authorities should work with partners to develop integrated networks of continuous, attractive and safe routes for walking and cycling to widen accessibility and capitalise on their potential environmental, social and health benefits. A high priority should be given to routes linking residential areas with employment areas, transport interchanges, schools, hospitals and other community services.

Local authorities should ensure that proposals and schemes for new developments incorporate high quality pedestrian and cycle facilities, including secure cycle parking. Routes should connect with those in nearby developments, and provision of all facilities should take into consideration integration with likely future development.

When considering improvements to the region's transport networks, scheme promoters should take the opportunity to enhance walking and cycling provision, including crossings, signage, lane markings, allocation or re-allocation of road space, and off-road routes wherever possible.

8.33 Better provision for pedestrians and cyclists can contribute towards reducing car dependency and assist with the achievement of wider regional objectives, including the development of sustainable communities, enhancing accessibility for all to a range of facilities, improving community health and supporting tourism. The introduction of measures such as pedestrianisation, Home Zones, Quiet Lanes and segregated cycleways, together with more effective demand management (Policy RT2) and highway management (Policy RT4), can have a significant impact on the walking and cycling experience.

8.34 Local Authorities should produce action plans for the development of walking and cycling networks in line with the DfT publication 'Walking and Cycling: Action Plan' [88]; these should be combined with 'Rights of Way Improvement Plans'. Integrated networks of regional and

88 Walking and Cycling: An Action Plan, Department for Transport, June 2004.

Appendix 3
Extracts from NPPF

Communities
and Local Government

National Planning Policy Framework

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National Planning Policy Framework

March 2012
Department for Communities and Local Government

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3. Supporting a prosperous rural economy

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

4. Promoting sustainable transport

29. Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.

30. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.

31. Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities for motorists or transport investment necessary to support strategies for the growth of ports, airports or other major generators of travel demand in their areas. The primary function of roadside facilities for motorists should be to support the safety and welfare of the road user.

32. All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

33. When planning for ports, airports and airfields that are not subject to a separate national policy statement, plans should take account of their growth and role in serving business, leisure, training and emergency service needs. Plans should take account of this Framework as well as the principles set out in the relevant national policy statements and the Government Framework for UK Aviation.

34. Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas.

35. Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to

- accommodate the efficient delivery of goods and supplies;
- give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;
- create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones;
- incorporate facilities for charging plug-in and other ultra-low emission vehicles; and
- consider the needs of people with disabilities by all modes of transport.

36. A key tool to facilitate this will be a Travel Plan. All developments which generate significant amounts of movement should be required to provide a Travel Plan.

37. Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

38. For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.

39. If setting local parking standards for residential and non-residential development, local planning authorities should take into account:

- the accessibility of the development;
- the type, mix and use of development;
- the availability of and opportunities for public transport;
- local car ownership levels; and
- an overall need to reduce the use of high-emission vehicles.

40. Local authorities should seek to improve the quality of parking in town centres so that it is convenient, safe and secure, including appropriate provision for motorcycles. They should set appropriate parking charges that do not undermine the vitality of town centres. Parking enforcement should be proportionate.

41. Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice.

5. Supporting high quality communications infrastructure

42. Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.

43. In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.

44. Local planning authorities should not impose a ban on new telecommunications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of telecommunications development or insist on minimum distances between new telecommunications development and existing development. They should ensure that:

- they have evidence to demonstrate that telecommunications infrastructure will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and
- they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and telecommunications services.

45. Applications for telecommunications development (including for prior approval under Part 24 of the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:

- the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college or within a statutory safeguarding zone surrounding an aerodrome or technical site; and
- for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission on non-ionising radiation protection guidelines; or
- for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

46. Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure.

6. Delivering a wide choice of high quality homes

47. To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and update annually a supply of specific deliverable[11] sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- identify a supply of specific, developable[12] sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;

11 To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

12 To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
- set out their own approach to housing density to reflect local circumstances.

48. Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

49. Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

    - plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
    - identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
    - where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

51. Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

52. The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities.

Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development. In doing so, they should consider whether it is appropriate to establish Green Belt around or adjoining any such new development.

53. Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

54. In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling. Such a design should:
  - be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
  - reflect the highest standards in architecture;
  - significantly enhance its immediate setting; and
  - be sensitive to the defining characteristics of the local area.

7. Requiring good design

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

59. Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

60. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

62. Local planning authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design.

They should also when appropriate refer major projects for a national design review.[13] In general, early engagement on design produces the greatest benefits. In assessing applications, local planning authorities should have regard to the recommendations from the design review panel.

63. In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

65. Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).

66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.

67. Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

68. Where an area justifies a degree of special protection on the grounds of amenity, an Area of Special Control Order[14] may be approved. Before formally proposing an Area of Special Control, the local planning authority is expected to consult local trade and amenity organisations about the proposal. Before a direction to remove deemed planning consent is made for specific advertisements,[15] local planning authorities will be expected to demonstrate that the direction would improve visual amenity and there is no other way of effectively controlling the display of that particular class of advertisement. The comments of organisations, and individuals, whose interests would be affected by the direction should be sought as part of the process.

13 Currently provided by Design Council Cabe.
14 Regulation 20, The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
15 Regulation 7, The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

8. Promoting healthy communities

69. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning. Planning policies and decisions, in turn, should aim to achieve places which promote:

- opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;
- safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.

70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

71. Local planning authorities should take a positive and collaborative approach to enable development to be brought forward under a Community Right to Build Order, including working with communities to identify and resolve key issues before applications are submitted.

72. The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and

- work with schools promoters to identify and resolve key planning issues before applications are submitted.

73. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.

74. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

75. Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

9. Protecting Green Belt land

79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

80. Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

81. Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

82. The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. If proposing a new Green Belt, local planning authorities should:

- demonstrate why normal planning and development management policies would not be adequate;
- set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
- show what the consequences of the proposal would be for sustainable development;
- demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas; and
- show how the Green Belt would meet the other objectives of the Framework.

83. Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green

- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

90. Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:

- mineral extraction;
- engineering operations;
- local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- the re-use of buildings provided that the buildings are of permanent and substantial construction; and
- development brought forward under a Community Right to Build Order.

91. When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

92. Community Forests offer valuable opportunities for improving the environment around towns, by upgrading the landscape and providing for recreation and wildlife. An approved Community Forest plan may be a material consideration in preparing development plans and in deciding planning applications. Any development proposals within Community Forests in the Green Belt should be subject to the normal policies controlling development in Green Belts.

10. Meeting the challenge of climate change, flooding and coastal change

93. Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable

and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.

94. Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change,[16] taking full account of flood risk, coastal change and water supply and demand considerations.

95. To support the move to a low carbon future, local planning authorities should:

- plan for new development in locations and ways which reduce greenhouse gas emissions;
- actively support energy efficiency improvements to existing buildings; and
- when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards.

96. In determining planning applications, local planning authorities should expect new development to:

- comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

97. To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:

- have a positive strategy to promote energy from renewable and low carbon sources;
- design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;
- consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources;[17]
- support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning; and

16 In line with the objectives and provisions of the Climate Change Act 2008.

17 In assessing the likely impacts of potential wind energy development when identifying suitable areas, and in determining planning applications for such development, planning authorities should follow the approach set out in the National Policy Statement for Renewable Energy Infrastructure (read with the relevant sections of the Overarching National Policy Statement for Energy Infrastructure, including that on aviation impacts). Where plans identify areas as suitable for renewable and low-carbon energy development, they should make clear what criteria have determined their selection, including for what size of development the areas are considered suitable.

- identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

98. When determining planning applications, local planning authorities should:

- not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- approve the application[18] if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

99. Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

100. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.[19] Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:

- applying the Sequential Test;
- if necessary, applying the Exception Test;
- safeguarding land from development that is required for current and future flood management;
- using opportunities offered by new development to reduce the causes and impacts of flooding; and
- where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking

18 Unless material considerations indicate otherwise.
19 Technical guidance on flood risk published alongside this Framework sets out how this policy should be implemented.

opportunities to facilitate the relocation of development, including housing, to more sustainable locations.

101. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.

102. If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Both elements of the test will have to be passed for development to be allocated or permitted.

103. When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment[20] following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.[21]

104. For individual developments on sites allocated in development plans through the Sequential Test, applicants need not apply the Sequential Test. Applications for minor development and changes of use should not be

20 A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding.

21 The Floods and Water Management Act 2010 establishes a Sustainable Drainage Systems Approving Body in unitary or county councils. This body must approve drainage systems in new developments and re-developments before construction begins.

subject to the Sequential or Exception Tests[22] but should still meet the requirements for site-specific flood risk assessments.

105. In coastal areas, local planning authorities should take account of the UK Marine Policy Statement and marine plans and apply Integrated Coastal Zone Management across local authority and land/sea boundaries, ensuring integration of the terrestrial and marine planning regimes.

106. Local planning authorities should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast. They should identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast, and:

- be clear as to what development will be appropriate in such areas and in what circumstances; and
- make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas.

107. When assessing applications, authorities should consider development in a Coastal Change Management Area appropriate where it is demonstrated that:

- it will be safe over its planned lifetime and will not have an unacceptable impact on coastal change;
- the character of the coast including designations is not compromised;
- the development provides wider sustainability benefits; and
- the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast.[23]

108. Local planning authorities should also ensure appropriate development in a Coastal Change Management Area is not impacted by coastal change by limiting the planned life-time of the proposed development through temporary permission and restoration conditions where necessary to reduce the risk to people and the development.

11. Conserving and enhancing the natural environment

109. The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the

22 Except for any proposal involving a change of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the Sequential and Exception Tests should be applied as appropriate.
23 As required by the Marine and Coastal Access Act 2009.

overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and

- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

110. In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.

111. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.

112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

113. Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites,[24] so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.

114. Local planning authorities should:

- set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure; and

- maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as Heritage Coast, and improve public access to and enjoyment of the coast.

115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important

24 Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

considerations in all these areas, and should be given great weight in National Parks and the Broads.[25]

116. Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

117. To minimise impacts on biodiversity and geodiversity, planning policies should:

- plan for biodiversity at a landscape-scale across local authority boundaries;
- identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;
- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan;
- aim to prevent harm to geological conservation interests; and
- where Nature Improvement Areas are identified in Local Plans, consider specifying the types of development that may be appropriate in these Areas.

118. When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made

25 *English National Parks and the Broads: UK Government Vision and Circular 2010* provides further guidance and information about their statutory purposes, management and other matters.

where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;

- development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;
- opportunities to incorporate biodiversity in and around developments should be encouraged;
- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and
- the following wildlife sites should be given the same protection as European sites:
  - potential Special Protection Areas and possible Special Areas of Conservation;
  - listed or proposed Ramsar sites;[26] and
  - sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

119. The presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

120. To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

121. Planning policies and decisions should also ensure that:

- the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and

26 Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site.

- adequate site investigation information, prepared by a competent person, is presented.

122. In doing so, local planning authorities should focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes. Local planning authorities should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

123. Planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts[27] on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts[27] on health and quality of life arising from noise from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established;[28] and
- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

124. Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.

125. By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

27 See Explanatory Note to the Noise Policy Statement for England (Department for the Environment, Food and Rural Affairs).

28 Subject to the provisions of the Environmental Protection Act 1990 and other relevant law.

193. Local planning authorities should publish a list of their information requirements for applications, which should be proportionate to the nature and scale of development proposals and reviewed on a frequent basis. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.

194. Local planning authorities should consult the appropriate bodies when planning, or determining applications, for development around major hazards.

195. Applicants and local planning authorities should consider the potential of entering into planning performance agreements, where this might achieve a faster and more effective application process.

Determining applications

196. The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan,[37] unless material considerations indicate otherwise.[38] This Framework is a material consideration in planning decisions.

197. In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

198. Where a Neighbourhood Development Order has been made, a planning application is not required for development that is within the terms of the order. Where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted.

Tailoring planning controls to local circumstances

199. Local planning authorities should consider using Local Development Orders to relax planning controls for particular areas or categories of development, where the impacts would be acceptable, and in particular where this would promote economic, social or environmental gains for the area, such as boosting enterprise.

200. The use of Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities). Similarly, planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so.

201. Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. Where such an order is in

37 Section 38(1) of the Planning and Compulsory Purchase Act 2004: this includes adopted or approved development plan documents i.e. the Local Plan and neighbourhood plans which have been made in relation to the area (and the London Plan).
38 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

place, no further planning permission is required for development which falls within its scope.

202. Neighbourhood Development Orders and Community Right to Build Orders require the support of the local community through a referendum. Therefore, local planning authorities should take a proactive and positive approach to proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination. Policies in this Framework that relate to decision-taking should be read as applying to the consideration of proposed Neighbourhood Development Orders, wherever this is appropriate given the context and relevant legislation.

Planning conditions and obligations

203. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

204. Planning obligations should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

205. Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.

206. Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Enforcement

207. Effective enforcement is important as a means of maintaining public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. Local planning authorities should consider publishing a local enforcement plan to manage enforcement proactively, in a way that is appropriate to their area. This should set out how they will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where it is appropriate to do so.

Annex 1: Implementation

208. The policies in this Framework apply from the day of publication.

209. The National Planning Policy Framework aims to strengthen local decision making and reinforce the importance of up-to-date plans.

210. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

211. For the purposes of decision-taking, the policies in the Local Plan (and the London Plan) should not be considered out-of-date simply because they were adopted prior to the publication of this Framework.

212. However, the policies contained in this Framework are material considerations which local planning authorities should take into account from the day of its publication. The Framework must also be taken into account in the preparation of plans.

213. Plans may, therefore, need to be revised to take into account the policies in this Framework. This should be progressed as quickly as possible, either through a partial review or by preparing a new plan.

214. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004[39] even if there is a limited degree of conflict with this Framework.

215. In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

216. From the day of publication, decision-takers may also give weight[40] to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

217. Advice will be available immediately and free of charge from a support service provided by the Local Government Association, the Planning

39 In development plan documents adopted in accordance with the Planning and Compulsory Purchase Act 2004 or published in the London Plan.
40 Unless other material considerations indicate otherwise.

Inspectorate and the Department for Communities and Local Government. This will assist local planning authorities in considering the need to update their Local Plan and taking forward efficient and effective reviews.

218. Where it would be appropriate and assist the process of preparing or amending Local Plans, regional strategy[41] policies can be reflected in Local Plans by undertaking a partial review focusing on the specific issues involved. Local planning authorities may also continue to draw on evidence that informed the preparation of regional strategies to support Local Plan policies, supplemented as needed by up-to-date, robust local evidence.

219. This Framework has been drafted to reflect the law following the implementation of the Localism Act 2011, so, where appropriate, policies will apply only when the relevant legislation is in force.

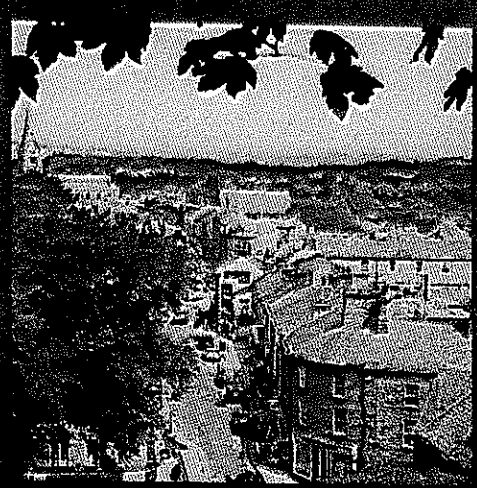
41 Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.

Appendix 4
Extracts from Emerging CS

Ribble Valley
Borough Council

Core Strategy 2008 – 2028
A Local Plan for Ribble Valley

Regulation 22 Submission Draft



specialist investment it will provide an opportunity to develop further the economy of the Ribble Valley through service and supply chain growth and is recognised as a strategic site. Under the neighbourhood planning legislation, it would also be possible to bring forward land for economic development where there are demonstrable regeneration benefits and in locations where local communities would like to see development take place.

KEY STATEMENT DS2: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- specific policies in that Framework indicate that development should be restricted.

4.12 The development strategy and the Core Strategy as a whole seek to deliver sustainable development. In particular this demonstrates the economic, social and environmental roles that planning has in contributing to sustainable development. This reflects the Golden Thread that runs through the National Planning Policy Framework and which underpins both plan making and decision taking by local planning authorities. The Council considers that it is important to emphasise the role of securing sustainable development and that in the light of NPPF a clear position is given by the Council on how

5 ENVIRONMENT

Strategic Spatial Policies

A number of designations exist that serve to protect the high quality environment enjoyed across the Ribble Valley. The Council is keen to ensure that appropriate measures are taken to enable this asset to be protected. Whilst there is not an extensive area of statutory Green Belt the areas that exist are valued and their general extent will be protected. There are no planned strategic reviews of green belt proposed within Lancashire and fundamentally there is a presumption against exceptional substantial strategic change at this time.

KEY STATEMENT EN1: GREEN BELT

The overall extent of the green belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment. The development of new buildings will be limited to the purposes of agriculture, forestry, essential outdoor sport and recreation, cemeteries and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of the designation.

5.1 WHY ARE WE TAKING THIS APPROACH?

This key statement is in line with the national policy providing the local interpretation of these national policies. It is important that the Green Belt is maintained in Ribble Valley to help preserve the character of the area. It is recognised that whilst the extent of the green belt is limited, it is complimentary to the green belt designations in neighbouring

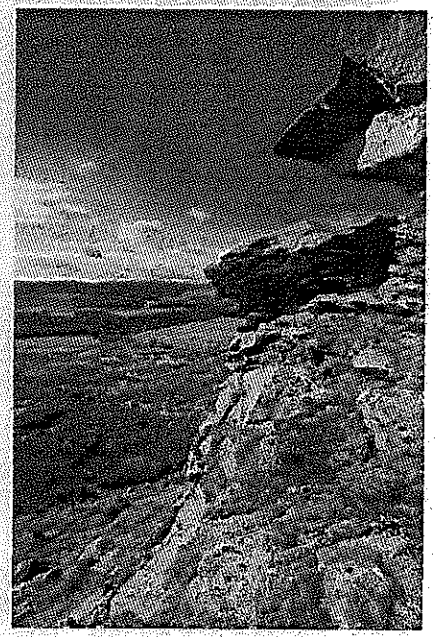
districts. Some minor changes will be considered where appropriate to rationalise the existing green belt boundaries in response to findings of the evidence base. This will be dealt with in detail through relevant development plan documents.

KEY STATEMENT EN2: LANDSCAPE

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.



5.2 WHY ARE WE TAKING THIS APPROACH?

Over 75% of the area is designated as an Area of Outstanding Natural Beauty and outside these statutory areas the borough comprises extensive areas of open countryside much of which has an intrinsic value that contributes to the quality of the landscape in the borough. In addition the founding principle of landscape character is that all landscapes have a value. The Council considers that it is important to ensure development proposals do not serve to undermine the inherent quality of the landscape. Particular regard, consistent with the designation as AONB, will be given to matters of design and impact with an expectation that the highest standards of design will be required. The Council will also seek to ensure that the open countryside is protected from inappropriate development. Developers should adopt a non-standardised approach to design which recognises and enhances local distinctiveness, landscape character, the quality of the built fabric, historic patterns and landscape tranquillity". The following development management policies in particular will assist implementation of this statement: DMG1, DMG2, DME1, DME2, DMH3, DMH4, DMH5.

KEY STATEMENT EN3: SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

The Council will seek to ensure that all development meets an appropriate recognised sustainable design and construction standard where viable to do so, in order to address both the causes and consequences of climate change. In particular, all development will be required to demonstrate how it will contribute towards reducing the Borough's carbon footprint.

In adapting to the effects of climate change it is expected that proposals for development will demonstrate how sustainable development principles and sustainable construction methods, such as the use of sustainable drainage systems, will be incorporated.

New development in vulnerable areas should ensure that risks can be managed through suitable measures, including through the conservation of biodiversity, improvement of ecological networks and the provision of green infrastructure.

All development should optimise energy efficiency by using new technologies and minimising the use of energy through appropriate design, layout, material and landscaping and address any potential issues relating to flood risk.

Ribble Valley Borough Council will liaise with the County Council over development within Mineral Safeguarding Areas (MSAs) in both proposing future site allocations and in determining planning applications. This liaison will include consideration of the issue of preventing the unnecessary sterilisation of mineral resources within MSAs and, where feasible and practicable, the prior extraction of mineral resources.

On larger schemes, planning permission will only be granted for developments on sites that deliver a proportion of renewable or low carbon energy on site based on targets elaborated within the relevant Development Management policy and also incorporate recycled or reclaimed materials or minimise the use of energy by using energy efficiency solutions and technologies. Where developments fail to achieve any of these, it must be demonstrated why this cannot be achieved.

5.3 WHY ARE WE TAKING THIS APPROACH?

It is important that energy and natural resource provision is considered at this stage. The SA scoping report highlighted that there is a very high quality environment in the borough, which needs to be preserved and enhanced. However it also highlighted that in terms of energy provision (including renewables) policies in the Core Strategy will need to be carefully considered and balanced with the need to ensure that the environment of the Borough is not adversely affected. The key statement sets out how energy provision (including renewables) will be considered at planning application level. Reference should also be made to relevant policies within the Lancashire Minerals and Waste Development Framework Core Strategy and the Minimising and Managing Our Waste in New Developments Supplementary Planning Document. Lancashire County Council has responsibility for the designation of Mineral Safeguarding Areas, which will be shown on

the Proposals Map for Ribble Valley Borough Council. ". The following development management policies in particular will assist implementation of this statement: DMG1, DMG3, DME1, DME3, DME4, DME6.

KEY STATEMENT EN4: BIODIVERSITY AND GEODIVERSITY

The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Where appropriate, cross-Local Authority boundary working will continue to take place to achieve this.

Negative impacts on biodiversity through development proposals should be avoided. Development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated for. It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle, be no net loss of biodiversity.

These sites are as follows:

- Sites of Special Scientific Interest (SSSIs)
- Local Nature Reserves (LNRs)
- Local Biological Heritage sites (CBHs)
- Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)
- Local Geodiversity Heritage Sites
- Ancient Woodlands
- Lancashire Biodiversity Action Plan priority habitats and species
- European Directive on Protected Species and Habitats - Annexe 1 Habitats and Annexe II Species
- Habitats and Species of Principal Importance in England

With respect to sites designated through European legislation the Authority will be bound by the provisions of the relevant Habitats Directives and Regulations.

For those sites that are not statutorily designated and compensation could be managed through a mechanism such as biodiversity off-setting via conservation credits.

5.4 WHY ARE WE TAKING THIS APPROACH?

The intricate network of biodiversity provides the support systems that sustain human life and is therefore an integral part of long term sustainability, locally, nationally and on a global scale. Local authorities have a duty to conserve biodiversity under national planning policy and Ribble Valley Borough Council is a signatory to the Lancashire Biodiversity Action Plan, which identifies a raft of habitats and species considered to be of conservation importance at regional level. It also identifies key partners responsible for delivering the action plan, including both statutory and non statutory habitats/species.

In addition the SA scoping report drew attention to the Borough's wealth of biodiversity sites and the need to conserve and enhance biodiversity as an integral part of economic, social and environmental development. It also highlighted the need for the condition of the SSSIs in the area to be improved and that opportunities should be sought to deliver biodiversity enhancements through the Core Strategy. The condition of relevant sites is monitored annually and will continue to be reported within regular monitoring. ". The following development management policies in particular will assist implementation of this statement: DMG1, DME1, DME3.

6 HOUSING

Strategic Spatial Policies

6.1 The Core Strategy focuses on housing development location, targets, phasing and delivery within a spatial context.

6.2 The main aim is to ensure that over the plan period, sufficient housing of the right type will be built in the most suitable locations endeavouring to make the best use of previously developed land where suitable and where possible aiming to address meeting identified local needs.

KEY STATEMENT H1: HOUSING PROVISION

Land for residential development will be made available to deliver 4,000 dwellings, estimated at an average annual completion rate of at least 200 dwellings per year over the period 2008 to 2028 in accordance with baseline information.

The Council will identify through the relevant "Strategic Housing Land Availability Study" (SHLAA), sites for residential development that are deliverable over a five-year period. By reference to the housing land monitoring report and where appropriate Strategic Housing Land Availability Assessments, the Council will endeavour to ensure housing land is identified for the full 15 year period and beyond.

A 'plan-monitor-manage' approach will be adopted and a monitoring report will be the key tool in tracking the five-year rolling land supply. The overall housing requirement will be subject to a formal review within five years from the date of adoption of the Core Strategy to ensure it remains the appropriate strategic figure with which to plan.

6.3 **WHY ARE WE TAKING THIS APPROACH?**

The figures set out in the key statement are determined by reference to the evidence base work and the recent review of requirements undertaken by the Council. The requirement is lower than nationally projected requirements to reflect the impacts of the economic slowdown and to reduce the impact of development in Ribble Valley upon neighbouring housing markets.

6.4 These figures will be treated as a minimum target unless otherwise determined. A phased approach to the release of land will be adopted as the most suitable way forward in delivering development land. Further detail on housing allocations will be given in the Housing and Economic DPD. The following development management policies in particular will assist implementation of this statement: DMG1, DMG2, DMH1, DHM3, DMH4.

KEY STATEMENT H2: HOUSING BALANCE

Planning permission will only be granted for residential development providing it can be demonstrated that it delivers a suitable mix of housing that accords with the projected future household requirements and local need across the Ribble Valley as a whole as evidenced by the Strategic Housing Market Assessment.

Determination of planning applications for residential development will be informed by the most recent Housing Needs Surveys, Addressing Housing Needs statement and the most recently adopted SHMA, to identify the type, tenure and size of residential dwellings, required at different locations throughout the borough as well as reference to relevant housing market information as appropriate.

6.5 WHY ARE WE TAKING THIS APPROACH?

A mix of housing aimed at addressing the various different needs of local people in Ribble Valley has been demonstrated as the most suitable option from the LDF evidence base. The identified need, and projection of future need, will be informed by the SHMA and subsequent updates. The most recent SHMA and Housing Needs Survey and waiting list evidence would always be used in determining if the proposed development meets the identified need. The following development management policies in particular will assist implementation of this statement: DMH1, DMH2, DMH3.

KEY STATEMENT DMI1: PLANNING OBLIGATIONS

Planning Obligations will be used as a mechanism to deliver development that contributes to the needs of local communities and sustainable development. Contributions can either be in kind or in the form of financial contribution with a clear audit trail of how any monies will be spent and in what time frame.

Obligations will be negotiated on a site-by-site basis. The council has resolved to seek contributions in the following order of priority:

Affordable Housing (also taking into consideration the detailed Affordable Housing Key Statement)

Improvements required for highway safety that cannot be covered by planning condition or S278 Agreement

Open Space

Education

Where there is a question of viability the council will require an open book approach to be taken when agreeing development costs, and developers will be required to meet the Council's costs for independent evaluation. The Council will develop, as appropriate, a Community Infrastructure Levy approach to infrastructure delivery.

8.11 WHY ARE WE TAKING THIS APPROACH?

Infrastructure improvements will be considered further as part of the Local Infrastructure Plan (LIP), however it is anticipated that infrastructure improvements will be necessary to ensure the level of required development in the borough takes place. As a result, developer contribution will be necessary to help facilitate this infrastructure development. The Council however has to recognise that there has to be a balance between achieving both development and infrastructure

having regard to the viability of the development overall. The following development management policies in particular will assist implementation of this statement: DMG1, DMG3, DMH1, DMB4.

KEY STATEMENT DMI2: TRANSPORT CONSIDERATIONS

New development should be located to minimise the need to travel. Also it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car.

In general, schemes offering opportunities for more sustainable means of transport and sustainable travel improvements will be supported. Sites for potential future railway stations at Chatburn and Gisburn will be protected from inappropriate development.

Major applications should always be accompanied by a comprehensive travel plan.

8.12 WHY ARE WE TAKING THIS APPROACH?

The Council acknowledge that other bodies, such as Lancashire County Council as the relevant highway authority for the area, will be developing a Local Transport Plan over the next few years and that its accompanying Implementation Plans will have a bearing on the Borough. Comments within the Key Statement regarding such matters as the potential future railway station sites are made without prejudice to these plans The Council will continue to pursue the best transport solutions for the area through liaison with relevant bodies and update its evidence base on such matters where relevant.

8.13 LDF evidence base summary papers and consultation so far point to transport issues being important local concerns. This includes the need to protect the high quality environment of Ribble Valley by supporting the use of sustainable modes of transport and travel and giving them a high priority in new development. The following development management policies in particular will assist implementation of this statement: DMG1, DMG2, DMG3.

EVIDENCE: Implications & Consultation

8.14 How has the evidence base and previous consultation informed policy formulation?

Evidence Base Background Paper on the use of planning obligations: This document was produced for Ribble Valley Borough Council's Planning and Development Committee Members to establish a list of priorities of contributions

subject to consultation claiming differing stages of their preparation. Separate reports are available relating to the consultation responses and how the Council has sought to address issues raised.

GENERAL

POLICY DMG1: GENERAL CONSIDERATIONS

10.4 IN DETERMINING PLANNING APPLICATIONS, ALL DEVELOPMENT MUST:

- BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE 8 BUILDING IN CONTEXT PRINCIPLES (FROM THE CABE/ENGLISH HERITAGE BUILDING ON CONTEXT TOOLKIT.
- BE SYMPATHETIC TO EXISTING AND PROPOSED LAND USES IN TERMS OF ITS SIZE, INTENSITY AND NATURE AS WELL AS SCALE, MASSING, STYLE, FEATURES AND BUILDING MATERIALS.
- CONSIDER THE POTENTIAL TRAFFIC AND CAR PARKING IMPLICATIONS.
- ENSURE SAFE ACCESS CAN BE PROVIDED WHICH IS SUITABLE TO ACCOMMODATE THE SCALE AND TYPE OF TRAFFIC LIKELY TO BE GENERATED.
- CONSIDER ADEQUATE DAY LIGHTING AND PRIVACY DISTANCES.
- CONSIDER THE ENVIRONMENTAL IMPLICATIONS SUCH AS SSSIS, COUNTY HERITAGE SITES, LOCAL NATURE RESERVES, BIODIVERSITY ACTION PLAN (BAP) HABITATS AND SPECIES, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTED AREAS, PROTECTED SPECIES, GREEN CORRIDORS AND OTHER SITES OF NATURE CONSERVATION.
- CONSIDER THE PROTECTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY AND ACCESS.
- ALL DEVELOPMENT MUST PROTECT AND ENHANCE HERITAGE ASSETS AND THEIR SETTINGS.
- WITH REGARDS TO POSSIBLE EFFECTS UPON THE NATURAL ENVIRONMENT, THE COUNCIL PROPOSE THAT THE PRINCIPLES OF THE MITIGATION HIERARCHY BE FOLLOWED. THIS GIVES SEQUENTIAL PREFERENCE TO THE FOLLOWING: 1) ENHANCE THE ENVIRONMENT 2) AVOID THE IMPACT 3) MINIMISE THE IMPACT 4) RESTORE THE DAMAGE 5) COMPENSATE FOR THE DAMAGE 6) OFFSET THE DAMAGE.

- ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO TAKE INTO ACCOUNT THE RISKS ARISING FROM FORMER COAL MINING AND, WHERE NECESSARY, INCORPORATE SUITABLE MITIGATION MEASURES TO ADDRESS THEM.
- ACHIEVE EFFICIENT LAND USE AND THE RE USE AND REMEDIATION OF PREVIOUSLY DEVELOPED SITES WHERE POSSIBLE.
- HAVE REGARD TO PUBLIC SAFETY AND SECURED BY DESIGN PRINCIPLES.
- CONSIDER THE DENSITY, LAYOUT AND RELATIONSHIP BETWEEN BUILDINGS, WHICH IS OF MAJOR IMPORTANCE. PARTICULAR EMPHASIS WILL BE PLACED ON VISUAL APPEARANCE AND THE RELATIONSHIP TO SURROUNDINGS, INCLUDING IMPACT ON LANDSCAPE CHARACTER, AS WELL AS THE EFFECTS OF DEVELOPMENT ON EXISTING AMENITIES.
- NOT ADVERSELY AFFECT THE AMENITIES OF THE SURROUNDING AREA.
- NOT PREJUDICE FUTURE DEVELOPMENT WHICH WOULD PROVIDE SIGNIFICANT ENVIRONMENTAL AND AMENITY IMPROVEMENTS.
- NOT RESULT IN THE NET LOSS OF IMPORTANT OPEN SPACE, INCLUDING PUBLIC AND PRIVATE PLAYING FIELDS WITHOUT A ROBUST ASSESSMENT THAT THE SITES ARE SURPLUS TO NEED.
- USE SUSTAINABLE CONSTRUCTION TECHNIQUES WHERE POSSIBLE AND PROVIDE EVIDENCE THAT ENERGY EFFICIENCY HAS BEEN INCORPORATED INTO SCHEMES WHERE POSSIBLE.
- CONSIDER AIR QUALITY AND MITIGATE ADVERSE IMPACTS WHERE POSSIBLE.
- THE CODE FOR SUSTAINABLE HOMES AND LIFETIME HOMES SHOULD BE INCORPORATED INTO SCHEMES.
- HAVE REGARD TO THE AVAILABILITY TO KEY INFRASTRUCTURE WITH CAPACITY. WHERE KEY INFRASTRUCTURE WITH CAPACITY IS NOT AVAILABLE IT MAY BE NECESSARY TO PHASE DEVELOPMENT TO ALLOW INFRASTRUCTURE ENHANCEMENTS TO TAKE PLACE.
- CONSIDER THE POTENTIAL IMPACT ON SOCIAL INFRASTRUCTURE PROVISION.

IN ASSESSING THIS, REGARD MUST BE HAD TO THE LEVEL OF PROVISION AND STANDARD OF PUBLIC OPEN SPACE IN THE AREA, THE IMPORTANCE OF PLAYING FIELDS AND THE NEED TO PROTECT SCHOOL PLAYING FIELDS TO MEET FUTURE NEEDS. REGARD WILL ALSO BE HAD TO THE LANDSCAPE OR TOWNSCAPE OF AN AREA AND THE IMPORTANCE THE OPEN SPACE HAS ON THIS.

This policy helps deliver the vision for the area and gives an overarching series of considerations that the Council will have regard to in achieving quality development.

POLICY DMG2: STRATEGIC CONSIDERATIONS

10.5 DEVELOPMENT SHOULD BE IN ACCORDANCE WITH THE CORE STRATEGY DEVELOPMENT STRATEGY AND SHOULD SUPPORT THE SPATIAL VISION.

- DEVELOPMENT PROPOSALS IN DEFINED SETTLEMENTS SHOULD CONSOLIDATE, EXPAND OR ROUND-OFF DEVELOPMENT SO THAT IT IS CLOSELY RELATED TO THE MAIN BUILT UP AREAS, ENSURING THIS IS APPROPRIATE TO THE SCALE OF, AND IN KEEPING WITH, THE EXISTING SETTLEMENT.

OUTSIDE THE SETTLEMENT AREAS DEVELOPMENT MUST MEET AT LEAST ONE OF THE FOLLOWING CONSIDERATIONS:

- THE DEVELOPMENT SHOULD BE ESSENTIAL TO THE LOCAL ECONOMY OR SOCIAL WELL BEING OF THE AREA.
- THE DEVELOPMENT IS NEEDED FOR THE PURPOSES OF FORESTRY OR AGRICULTURE.
- THE DEVELOPMENT IS FOR LOCAL NEEDS HOUSING WHICH MEETS AN IDENTIFIED NEED.
- THE DEVELOPMENT IS FOR SMALL SCALE TOURISM OR RECREATIONAL DEVELOPMENTS APPROPRIATE TO A RURAL AREA.
- THE DEVELOPMENT IS FOR SMALL-SCALE USES APPROPRIATE TO A RURAL AREA WHERE A LOCAL NEED OR BENEFIT CAN BE DEMONSTRATED.
- THE DEVELOPMENT IS COMPATIBLE WITH THE ENTERPRISE ZONE DESIGNATION.

WITHIN THE OPEN COUNTRYSIDE DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AREA BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIALS, LANDSCAPING AND SITING. WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD.

IN PROTECTING THE DESIGNATED AREA OF OUTSTANDING NATURAL BEAUTY THE COUNCIL WILL HAVE REGARD TO THE ECONOMIC AND SOCIAL WELL BEING OF THE AREA. HOWEVER THE MOST IMPORTANT CONSIDERATION IN THE ASSESSMENT OF ANY DEVELOPMENT PROPOSALS WILL BE THE PROTECTION, CONSERVATION AND ENHANCEMENT OF THE LANDSCAPE AND CHARACTER OF THE AREA AVOIDING WHERE POSSIBLE HABITAT FRAGMENTATION. WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD. DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AONB BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIAL, LANDSCAPING AND SITING. THE AONB MANAGEMENT PLAN SHOULD BE CONSIDERED AND WILL BE USED BY THE COUNCIL IN DETERMINING PLANNING APPLICATIONS.

FOR THE PURPOSES OF THIS POLICY THE TERM SETTLEMENT IS DEFINED IN THE GLOSSARY. CURRENT SETTLEMENT BOUNDARIES WILL BE UPDATED IN SUBSEQUENT DPDS.

This policy assists the interpretation of the development strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. In establishing broad constraints to development the Council will secure the overall vision of the Core Strategy.

POLICY DMG3: TRANSPORT AND MOBILITY

10.6 IN MAKING DECISIONS ON DEVELOPMENT PROPOSALS THE LOCAL PLANNING AUTHORITY WILL, IN ADDITION TO ASSESSING PROPOSALS WITHIN THE CONTEXT OF THE DEVELOPMENT STRATEGY, ATTACH CONSIDERABLE WEIGHT TO:

THE AVAILABILITY AND ADEQUACY OF PUBLIC TRANSPORT AND ASSOCIATED INFRASTRUCTURE TO SERVE THOSE MOVING TO AND FROM THE DEVELOPMENT -

- THE RELATIONSHIP OF THE SITE TO THE PRIMARY ROUTE NETWORK AND THE STRATEGIC ROAD NETWORK.
- THE PROVISION MADE FOR ACCESS TO THE DEVELOPMENT BY PEDESTRIAN, CYCLISTS AND THOSE WITH REDUCED MOBILITY.
- PROPOSALS WHICH PROMOTE DEVELOPMENT WITHIN EXISTING DEVELOPED AREAS OR EXTENSIONS TO THEM AT LOCATIONS WHICH ARE HIGHLY ACCESSIBLE BY MEANS OTHER THAN THE PRIVATE CAR.

- PROPOSALS WHICH LOCATE MAJOR GENERATORS OF TRAVEL DEMAND IN EXISTING CENTRES WHICH ARE HIGHLY ACCESSIBLE BY MEANS OTHER THAN THE PRIVATE CAR.
- PROPOSALS WHICH STRENGTHEN EXISTING TOWN AND VILLAGE CENTRES WHICH OFFER A RANGE OF EVERYDAY COMMUNITY SHOPPING AND EMPLOYMENT OPPORTUNITIES BY PROTECTING AND ENHANCING THEIR VITALITY AND VIABILITY.
- PROPOSALS WHICH LOCATE DEVELOPMENT IN AREAS WHICH MAINTAIN AND IMPROVE CHOICE FOR PEOPLE TO WALK, CYCLE OR CATCH PUBLIC TRANSPORT RATHER THAN DRIVE BETWEEN HOMES AND FACILITIES WHICH THEY NEED TO VISIT REGULARLY.
- PROPOSALS WHICH LIMIT PARKING PROVISION FOR DEVELOPMENTS AND OTHER ON OR OFF STREET PARKING PROVISION TO DISCOURAGE RELIANCE ON THE CAR FOR WORK AND OTHER JOURNEYS WHERE THERE ARE EFFECTIVE ALTERNATIVES.

ALL MAJOR PROPOSALS SHOULD OFFER OPPORTUNITIES FOR INCREASED USE OF, OR THE IMPROVED PROVISION OF, BUS AND RAIL FACILITIES.

ALL DEVELOPMENT PROPOSALS WILL BE REQUIRED TO PROVIDE ADEQUATE CAR PARKING AND SERVICING SPACE IN LINE WITH CURRENTLY APPROVED STANDARDS.

THE COUNCIL WILL PROTECT LAND CURRENTLY IDENTIFIED ON THE PROPOSALS MAP FROM INAPPROPRIATE DEVELOPMENT THAT MAY BE REQUIRED FOR THE OPENING OF STATIONS AT GISBURN AND CHATBURN. ANY PLANNING APPLICATION RELATING TO THESE SITES WILL BE ASSESSED HAVING REGARD TO THE LIKELIHOOD OF THE SITES BEING REQUIRED AND THE AMOUNT OF HARM THAT WILL BE CAUSED TO THE POSSIBLE IMPLEMENTATION OF SCHEMES.

THE COUNCIL WILL RESIST DEVELOPMENT THAT WILL RESULT IN THE LOSS OF OPPORTUNITIES TO TRANSPORT FREIGHT BY RAIL.

Transport considerations are key to the delivery of sustainable development. The Council has established through this policy those aspects to be given particular regard when determining planning applications.

This policy recognises that the recent investment in the local railway infrastructure opens up the possibility of carrying more local and long distance freight in a more sustainable way, potentially removing more lorry based traffic from local

roads. It also continues the opportunities recognised to extend passenger service by protecting existing station locations that could be developed to improve use of rail as a modal option.

In using this policy, reference will be made to Guidance of Transport Assessments. This should also include an assessment of the impacts on existing bus and rail infrastructure, including level crossings. Where necessary developers will be expected to contribute towards improvements in public transport provision and infrastructure.

ENVIRONMENT

POLICY DME1: PROTECTING TREES AND WOODLANDS

10.7 THERE WILL BE A PRESUMPTION AGAINST THE CLEARANCE OF BROAD-LEAVED WOODLAND FOR DEVELOPMENT PROPOSES. THE COUNCIL WILL SEEK TO ENSURE THAT WOODLAND MANAGEMENT SAFE GUARDS THE STRUCTURAL INTEGRITY AND VISUAL AMENITY VALUE OF WOODLAND, ENHANCES BIODIVERSITY AND PROVIDES ENVIRONMENTAL HEALTH BENEFITS FOR THE RESIDENTS OF THE BOROUGH. THE COUNCIL ENCOURAGES SUCCESSIONAL TREE PLANTING TO ENSURE TREE COVER IS MAINTAINED INTO THE FUTURE.

WHERE APPLICATIONS ARE LIKELY TO HAVE A SUBSTANTIAL EFFECT ON TREE COVER, THE BOROUGH COUNCIL WILL REQUIRE DETAILED ARBORICULTURAL SURVEY INFORMATION AND TREE CONSTRAINT PLANS INCLUDING APPROPRIATE PLANS AND PARTICULARS. THESE WILL INCLUDE THE POSITION OF EVERY TREE ON SITE THAT COULD BE INFLUENCED BY THE PROPOSED DEVELOPMENT AND ANY TREE ON NEIGHBOURING LAND THAT IS ALSO LIKELY TO BE WITH IN INFLUENCING DISTANCE AND COULD ALSO INCLUDE OTHER RELEVANT INFORMATION SUCH AS STEM DIAMETER AND CROWN SPREAD.

THE BOROUGH COUNCIL WILL ENSURE THAT:

- THE VISUAL, BOTANICAL AND HISTORICAL VALUE, TOGETHER WITH THE USEFUL AND SAFE LIFE EXPECTANCY OF TREE COVER, ARE IMPORTANT FACTORS IN DETERMINING PLANNING APPLICATIONS. THIS WILL INCLUDE AN ASSESSMENT OF THE IMPACT OF THE DENSITY OF DEVELOPMENT, LAY OUT OF ROADS, ACCESS POINTS AND SERVICES ON ANY AFFECTED TREES.

- THAT A DETAILED TREE PROTECTION PLAN IS SUBMITTED WITH APPROPRIATE LEVELS OF DETAIL.
- SITE-SPECIFIC TREE PROTECTION PLANNING CONDITIONS ARE ATTACHED TO PLANNING PERMISSIONS.

10.8 TREE PRESERVATION ORDERS

THE BOROUGH COUNCIL WILL MAKE TREE PRESERVATION ORDERS WHERE IMPORTANT INDIVIDUAL TREES OR GROUPS OF TREES AND WOODLAND OF VISUAL, AND/OR BOTANICAL AND/OR HISTORICAL VALUE APPEARS TO BE UNDER THREAT. THE COUNCIL WILL EXPECT EVERY TREE WORK APPLICATION FOR WORK TO PROTECTED TREES TO BE IN ACCORDANCE WITH MODERN ARBORICULTURAL PRACTICES AND CURRENT BRITISH STANDARDS.

10.9 ANCIENT WOODLANDS

DEVELOPMENT PROPOSALS THAT WOULD RESULT IN LOSS OR DAMAGE TO ANCIENT WOODLANDS WILL BE REFUSED UNLESS THE NEED FOR, AND THE BENEFITS OF, THE DEVELOPMENT IN THAT LOCATION OUTWEIGH THE LOSS OF THE WOODLAND HABITAT. IN ADDITION, IN CIRCUMSTANCES WHERE A DEVELOPMENT WOULD AFFECT AN ANCIENT WOODLAND, THE BOROUGH COUNCIL WILL SEEK TO INCLUDE APPROPRIATE WOODLAND PLANTING AND MANAGEMENT REGIMES THROUGH PLANNING CONDITIONS AND AGREEMENTS.

10.10 VETERAN AND ANCIENT TREES

THE BOROUGH COUNCIL WILL TAKE MEASURES THROUGH APPROPRIATE PLANNING CONDITIONS, LEGISLATION AND MANAGEMENT REGIMES TO ENSURE THAT ANY TREE CLASSIFIED IDENTIFIED AS VETERAN/ANCIENT TREE IS AFFORDED SUFFICIENT LEVEL OF PROTECTION AND APPROPRIATE MANAGEMENT IN ORDER TO ENSURE ITS LONG TERM SURVIVABILITY.

10.11 HEDGEROWS

THE BOROUGH COUNCIL WILL USE THE HEDGEROW REGULATIONS TO PROTECT HEDGEROWS CONSIDERED TO BE UNDER THREAT AND USE PLANNING CONDITIONS TO PROTECT AND ENHANCE HEDGEROWS THROUGH THE USE OF TRADITIONAL MANAGEMENT REGIMES AND PLANTING WITH APPROPRIATE HEDGEROW SPECIES MIX.

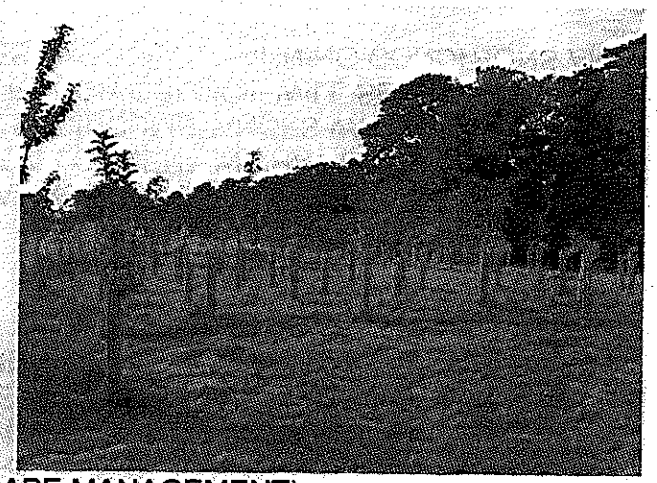
10.12 FELLING LICENCES

WHEN CONSULTED ON FELLING LICENCE APPLICATIONS, THE COUNCIL WILL ATTEMPT TO MINIMISE THE SHORT-TERM ADVERSE IMPACT ON THE LANDSCAPE AND ENSURE REPLANTING SCHEMES CONTAIN AN APPROPRIATE BALANCE OF SPECIES TO SAFEGUARD AND ENHANCE THE BIODIVERSITY AND LANDSCAPE VALUE OF WOODLAND.

The contribution that trees and woodlands make to the character of the area is recognised by the Council to be of significance. The Council in establishing this approach to their management and protection is seeking to conserve and enhance the quality of the local area whilst recognising the need for sustainable development to be achieved.

POLICY DME2: LANDSCAPE AND TOWNSCAPE PROTECTION

10.13 DEVELOPMENT PROPOSALS WILL BE REFUSED WHICH SIGNIFICANTLY HARM IMPORTANT LANDSCAPE OR LANDSCAPE FEATURES INCLUDING:



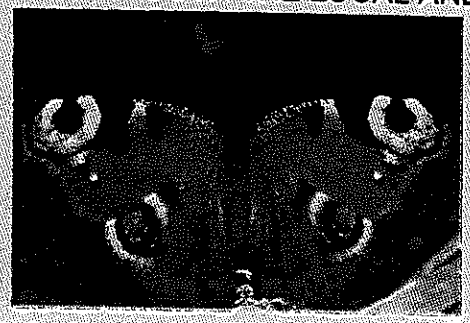
- TRADITIONAL STONE WALLS
- PONDS
- CHARACTERISTIC HERB RICH MEADOWS AND PASTURES
- WOODLANDS
- COPSES
- HEDGEROWS AND INDIVIDUAL TREES (OTHER THAN IN EXCEPTIONAL CIRCUMSTANCES WHERE SATISFACTORY WORKS OF MITIGATION OR ENHANCEMENT WOULD BE ACHIEVED, INCLUDING REBUILDING, REPLANTING AND LANDSCAPE MANAGEMENT)
- TOWNSCAPE ELEMENTS SUCH AS THE SCALE, FORM, AND MATERIALS THAT CONTRIBUTE TO THE CHARACTERISTIC TOWNSCAPES OF THE AREA
- UPLAND LANDSCAPES AND ASSOCIATED HABITATS SUCH AS BLANKET BOG
- BOTANICALLY RICH ROADSIDE VERGES (THAT ARE WORTHY OF PROTECTION).

The Council will seek, wherever possible, to enhance the local landscape in line with its key statements and development strategy. In applying this policy reference will be made to a variety of guidance including the Lancashire County Council Landscape Character Assessment, the AONB Landscape Character Assessment 2010 and the AONB Management Plan. Also the Council will take into account the potential cumulative impacts of development in areas where development has already taken place.

By proactively considering these important features through the development management process the Council will deliver the Core Strategy vision and support the delivery of sustainable development.

POLICY DME3: SITE AND SPECIES PROTECTION AND CONSERVATION

10.14 DEVELOPMENT PROPOSALS THAT ARE LIKELY TO ADVERSELY AFFECT THE FOLLOWING WILL NOT BE GRANTED PLANNING PERMISSION. EXCEPTIONS WILL ONLY BE MADE WHERE IT CAN CLEARLY BE DEMONSTRATED THAT THE BENEFITS OF A DEVELOPMENT AT A SITE OUTWEIGH BOTH THE LOCAL AND THE WIDER IMPACTS. PLANNING CONDITIONS OR AGREEMENTS WILL BE USED TO SECURE PROTECTION OR, IN THE CASE OF ANY EXCEPTIONAL DEVELOPMENT AS DEFINED ABOVE, TO MITIGATE ANY HARM, UNLESS ARRANGEMENTS CAN BE MADE THROUGH PLANNING CONDITIONS OR AGREEMENTS TO SECURE THEIR PROTECTION:



- WILDLIFE SPECIES PROTECTED BY LAW
- SSSIS
- PRIORITY HABITATS OR SPECIES IDENTIFIED IN THE LANCASHIRE BIODIVERSITY ACTION PLAN
- LOCAL NATURE RESERVES
- COUNTY BIOLOGICAL HERITAGE SITES
- SPECIAL AREAS OF CONSERVATION (SACS)
- SPECIAL PROTECTED AREAS (SPAS)
- ANY ACKNOWLEDGED NATURE CONSERVATION VALUE OF SITES OR SPECIES.

DEVELOPERS ARE ENCOURAGED TO CONSIDER INCORPORATING MEASURES TO ENHANCE BIODIVERSITY WHERE APPROPRIATE THAT WILL COMPLEMENT PRIORITY HABITATS AND SPECIES IDENTIFIED IN THE LANCASHIRE BAP.

WITH REGARD TO SITES DESIGNATED UNDER EUROPEAN LEGISLATION THE AUTHORITY WILL FOLLOW THE RELEVANT PROCESSES AS DEFINED WITHIN THE HABITATS REGULATIONS 2010. DEVELOPMENT WILL NOT BE PERMITTED UNLESS EITHER IT IS ESTABLISHED THAT IT IS NOT LIKELY TO HAVE A SIGNIFICANT EFFECT ON ANY RAMSAR SITE OR NATURA 2000 SITE (INCLUDING SPECIAL PROTECTION AREAS, POTENTIAL SPECIAL PROTECTION AREAS, SPECIAL AREAS OF CONSERVATION, CANDIDATE SPECIAL AREAS OF CONSERVATION), EITHER ALONE OR IN COMBINATION WITH OTHER PROJECTS, OR IT IS ASCERTAINED, FOLLOWING APPROPRIATE ASSESSMENT, THAT IT WILL NOT ADVERSELY AFFECT THE INTEGRITY OF ANY RAMSAR SITE OR NATURA 2000 SITE. THE HABITATS REGULATIONS INCLUDE PROVISION FOR DEVELOPMENT WHICH MAY CAUSE AN ADVERSE EFFECT ON INTEGRITY TO BE ALLOWED UNDER EXCEPTIONAL CIRCUMSTANCES. THESE INCLUDE WHERE THERE ARE NO ALTERNATIVE SOLUTIONS, IMPERATIVE REASONS OF OVERRIDING PUBLIC INTEREST CAN BE DEMONSTRATED AND APPROPRIATE COMPENSATORY MEASURES ARE IMPLEMENTED. IN TERMS OF THE PROTECTION OF THE SOIL RESOURCE AND HIGH QUALITY AGRICULTURAL LAND DEVELOPMENT AND LAND MANAGEMENT PRACTICES SHOULD SEEK TO AVOID SOIL EROSION; AVOID CONTAMINATION OF LAND AND PROMOTE RESTORATION, PROTECT THE PEAT RESOURCE AND RECOGNISE THE IMPORTANCE OF PEAT IN PARTICULAR FOR ITS CARBON SEQUESTRATION VALUE, WATER QUALITY IMPROVEMENTS FOR BOTH DRINKING WATER AND BIODIVERSITY, REDUCTION OF LOCAL FLOOD RISK AND REDUCTION OF MOORLAND WILDFIRE RISK. THE IMPORTANT LINK BETWEEN SOIL QUALITY, THE NATURAL ENVIRONMENT AND THE LANDSCAPE SHOULD BE RECOGNISED.

By proactively considering these important features through the development management process the Council will deliver the Core Strategy vision and support the delivery of sustainable development reflecting the development strategy and key statements.

POLICY DME4: PROTECTING HERITAGE ASSETS

10.15 IN CONSIDERING DEVELOPMENT PROPOSALS THE COUNCIL WILL MAKE A PRESUMPTION IN FAVOUR OF THE PROTECTION AND ENHANCEMENT OF HERITAGE ASSETS AND THEIR SETTINGS.

1. CONSERVATION AREAS

- ANY ADVERSE ENVIRONMENTAL IMPACTS AS FAR AS PRACTICABLE HAVE BEEN MITIGATED

NOTE THAT ANY DEVELOPMENT THAT IMPACTS A SCHEDULED ANCIENT MONUMENT WILL ALSO REQUIRE SCHEDULED MONUMENT CONSENT – SEE POLICY DME 4 ABOVE.

The delivery of renewable energy contributes to measures in support of climate change adaption and securing sustainable development. It is important that renewable energy is facilitated in a way that protects the quality of the local area yet recognises the need to support climate change adaption. This policy serves to identify where such schemes are likely to be considered acceptable.

POLICY DME6: WATER MANAGEMENT

10.17 DEVELOPMENT WILL NOT BE PERMITTED WHERE THE PROPOSAL WOULD BE AT AN UNACCEPTABLE RISK OF FLOODING OR EXACERBATE FLOODING ELSEWHERE.

APPLICATIONS FOR DEVELOPMENT SHOULD INCLUDE APPROPRIATE MEASURES FOR THE CONSERVATION, PROTECTION AND MANAGEMENT OF WATER SUCH THAT DEVELOPMENT CONTRIBUTES TO:

- PREVENTING POLLUTION OF SURFACE AND / OR GROUNDWATER
- REDUCING WATER CONSUMPTION
- REDUCING THE RISK OF SURFACE WATER FLOODING (FOR EXAMPLE THE USE OF SUSTAINABLE DRAINAGE SYSTEMS (SUDS))

AS A PART OF THE CONSIDERATION OF WATER MANAGEMENT ISSUES, AND IN PARALLEL WITH FLOOD MANAGEMENT OBJECTIVES, THE AUTHORITY WILL ALSO SEEK THE PROTECTION OF THE BOROUGH'S WATER COURSES FOR THEIR BIODIVERSITY VALUE.

ALL APPLICATIONS FOR PLANNING PERMISSION SHOULD INCLUDE DETAILS FOR SURFACE WATER DRAINAGE AND MEANS OF DISPOSAL BASED ON SUSTAINABLE DRAINAGE PRINCIPLES. THE USE OF THE PUBLIC SEWERAGE SYSTEM IS THE LEAST SUSTAINABLE FORM OF SURFACE WATER DRAINAGE AND THEREFORE DEVELOPMENT PROPOSALS WILL BE EXPECTED TO INVESTIGATE AND IDENTIFY MORE SUSTAINABLE ALTERNATIVES TO HELP REDUCE THE RISK OF SURFACE WATER FLOODING AND ENVIRONMENTAL IMPACT.

It is important to ensure the water environment including the use of water, pollution and flood risk can be adequately controlled through the development management process to deliver the development strategy and its strategic framework as envisaged in the Core Strategy.

HOUSING

POLICY DMH1: AFFORDABLE HOUSING CRITERIA

10.18 WHERE PROPOSALS INVOLVE THE PROVISION OF AFFORDABLE HOUSING UNITS, THE RESIDENTIAL DEVELOPMENT MUST BE EXPRESSLY FOR THE FOLLOWING GROUPS OF PEOPLE:

- FIRST TIME BUYERS CURRENTLY RESIDENT IN THE PARISH OR AN ADJOINING PARISH
- OLDER PEOPLE CURRENTLY RESIDENT IN THE PARISH OR AN ADJOINING PARISH
- THOSE EMPLOYED IN THE PARISH OR AN IMMEDIATELY ADJOINING PARISH BUT CURRENTLY LIVING MORE THAN 5 MILES FROM THEIR PLACE OF EMPLOYMENT
- THOSE WHO HAVE LIVED IN THE PARISH FOR ANY 5 OF THE LAST 10 YEARS HAVING LEFT TO FIND SUITABLE ACCOMMODATION AND ALSO WITH CLOSE FAMILY REMAINING IN THE VILLAGE
- THOSE ABOUT TO TAKE UP EMPLOYMENT IN THE PARISH
- PEOPLE NEEDING TO MOVE TO THE AREA TO HELP SUPPORT AND CARE FOR A SICK, ELDERLY OR INFIRM RELATIVE.

IN ADDITION TO THESE GROUPS OF PEOPLE, OTHERS MAY HAVE SPECIAL CIRCUMSTANCES THAT CAN BE APPLIED. THESE WILL BE ASSESSED ON THEIR INDIVIDUAL MERITS.

THIS POLICY ONLY RELATES TO THE AFFORDABLE HOUSING NEEDS ELEMENT. PROPOSALS MUST ALSO CONFORM TO POLICY DMG1 AND ANY OTHER RELEVANT POLICY OF THIS CORE STRATEGY.

AS MENTIONED ABOVE PROVIDING HOUSING FOR OLDER PEOPLE IS A PRIORITY FOR THE COUNCIL WITHIN THE HOUSING STRATEGY, AND HAS BEEN FOR A NUMBER OF YEARS. HOWEVER VERY LITTLE SUCH ACCOMMODATION HAS BEEN DEVELOPED BY THE MARKET. THEREFORE, WITHIN THE NEGOTIATIONS FOR HOUSING DEVELOPMENTS, 15% OF THE UNITS WILL BE FOR ELDERLY PROVISION. WITHIN THIS 15% FIGURE A MINIMUM OF 50% WOULD BE AFFORDABLE AND BE INCLUDED WITHIN THE OVERALL AFFORDABLE

- PROPOSALS MUST HAVE GOOD ACCESS AND NOT HAVE AN ADVERSE IMPACT ON HIGHWAY SAFETY.
- PROPOSALS SHOULD NOT PLACE UNDUE PRESSURE ON LOCAL INFRASTRUCTURE AND SERVICES.
- PROPOSALS ARE NOT LOCATED IN AREAS AT HIGH RISK OF FLOODING.

The Council considers it important to have in place clear guidance to assist in the delivery of sites for gypsy and traveller accommodation to help address identified needs as shown in the Council's evidence base.

POLICY DMH3: DWELLINGS IN THE OPEN COUNTRYSIDE AND AONB

10.20 WITHIN AREAS DEFINED AS OPEN COUNTRYSIDE OR AONB ON THE PROPOSALS MAP, RESIDENTIAL DEVELOPMENT WILL BE LIMITED TO:

- DEVELOPMENT ESSENTIAL FOR THE PURPOSES OF AGRICULTURE OR RESIDENTIAL DEVELOPMENT WHICH MEETS AN IDENTIFIED LOCAL NEED.
- THE APPROPRIATE CONVERSION OF BUILDINGS TO DWELLINGS PROVIDING THEY ARE SUITABLY LOCATED AND THEIR FORM AND GENERAL DESIGN ARE IN KEEPING WITH THEIR SURROUNDINGS. BUILDINGS MUST BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION WITHOUT THE NEED FOR COMPLETE OR SUBSTANTIAL RECONSTRUCTION.
- THE REBUILDING OR REPLACEMENT OF EXISTING DWELLINGS SUBJECT TO THE FOLLOWING CRITERIA:
    - THE RESIDENTIAL USE OF THE PROPERTY SHOULD NOT HAVE BEEN ABANDONED.
    - THERE BEING NO ADVERSE IMPACT ON THE LANDSCAPE IN RELATION TO THE NEW DWELLING.
    - THE NEED TO EXTEND AN EXISTING CURTILAGE.

THE CREATION OF A PERMANENT DWELLING BY THE REMOVAL OF ANY CONDITION THAT RESTRICTS THE OCCUPATION OF DWELLINGS TO TOURISM/VISITOR USE OR FOR HOLIDAY USE WILL BE REFUSED ON THE BASIS OF UNSUSTAINABILITY.

The protection of the open countryside and designated landscape areas from sporadic or visually harmful development is seen as a high priority by the Council and is necessary to deliver both sustainable patterns of development and the overarching core strategy vision.

POLICY DMH4: THE CONVERSION OF BARNS AND OTHER BUILDINGS TO DWELLINGS

10.21 PLANNING PERMISSION WILL BE GRANTED FOR THE CONVERSION OF BUILDINGS TO DWELLINGS WHERE

- THE BUILDING IS NOT ISOLATED IN THE LANDSCAPE, IS WITHIN A DEFINED SETTLEMENT OR FORMS PART OF AN ALREADY DEFINED GROUP OF BUILDINGS, AND
- THERE NEED BE NO UNNECESSARY EXPENDITURE BY PUBLIC AUTHORITIES AND UTILITIES ON THE PROVISION OF INFRASTRUCTURE, AND
- THERE WOULD BE NO MATERIALLY DAMAGING EFFECT ON THE LANDSCAPE QUALITIES OF THE AREA OR HARM TO NATURE CONSERVATIONS INTERESTS, AND
- THERE WOULD BE NO DETRIMENTAL EFFECT ON THE RURAL ECONOMY, AND
- THE PROPOSALS ARE CONSISTENT WITH THE CONSERVATION OF THE NATURAL BEAUTY OF THE AREA.
- THAT ANY EXISTING NATURE CONSERVATION ASPECTS OF THE EXISTING STRUCTURE ARE PROPERLY SURVEYED AND WHERE JUDGED TO BE SIGNIFICANT PRESERVED OR, IF THIS IS NOT POSSIBLE, THEN ANY LOSS ADEQUATELY MITIGATED.

THE BUILDING TO BE CONVERTED MUST:

- BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION FOR THE PROPOSED USE WITHOUT THE NEED FOR EXTENSIVE BUILDING OR MAJOR ALTERNATION, WHICH WOULD ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF THE BUILDING. THE COUNCIL WILL REQUIRE A STRUCTURAL SURVEY TO BE SUBMITTED WITH ALL PLANNING APPLICATION OF THIS NATURE. THIS SHOULD INCLUDE PLANS OF ANY REBUILDING THAT IS PROPOSED;
- BE OF A SUFFICIENT SIZE TO PROVIDE NECESSARY LIVING ACCOMMODATION WITHOUT THE NEED FOR FURTHER EXTENSIONS WHICH WOULD HARM THE CHARACTER OR APPEARANCE OF HE BUILDING, AND
- THE CHARACTER OF THE BUILDING AND ITS MATERIALS ARE APPROPRIATE TO ITS SURROUNDINGS AND THE BUILDING AND ITS MATERIALS ARE WORTHY OF RETENTION BECAUSE OF ITS INTRINSIC INTEREST OR POTENTIAL OR ITS CONTRIBUTION TO ITS SETTING, AND
- THE BUILDING HAS A GENUINE HISTORY OF USE FOR AGRICULTURE OR ANOTHER RURAL ENTERPRISE.

The re-use of existing rural buildings provides an important opportunity to preserve buildings that contribute to the areas character and setting, can usefully provide a housing resource and promote sustainability. It is important however in an area such as Ribble Valley that this is carefully managed through the development management process and that clear guidance is offered.

The conversion of buildings should be of a high standard and in keeping with local tradition. The impact of the development, including the creation of garden area and car parking facilities (or other additions) should not harm the appearance or function of the area in which it is situated. Access to the site should be to a safe standard and be capable of being improved to a safe standard without harming the appearance of the area.

Proposals will also be determined having regard to the Historic Environment Local Management (HELM) Good Practice guidance on the Conversion of Traditional Farm Buildings.

The creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused unless it can be demonstrated that the unit will meet an identified local/affordable housing need in accordance with policy DMH1.

POLICY DMH5: RESIDENTIAL AND CURTILAGE EXTENSIONS

10.22 PROPOSALS TO EXTEND OR ALTER EXISTING RESIDENTIAL PROPERTIES MUST ACCORD WITH POLICY DMG1 AND ANY RELEVANT DESIGNATIONS WITHIN WHICH THE SITE IS LOCATED. PROPOSALS THAT ARE FOR THE EXTENSION OF PROPERTIES TO PROVIDE ACCOMMODATION FOR ELDERLY OR DEPENDANT RELATIVES WILL ALSO BE SUBJECT TO THE FOLLOWING CRITERIA:

- THE DEVELOPMENT MUST BE CAPABLE OF INTEGRATION INTO THE MAIN DWELLING OR A USE THAT IS ANCILLARY TO THE USE OF THE MAIN DWELLING HOUSING WHEN CIRCUMSTANCES CHANGE.
- THE EXTENSION SHOULD GENERALLY SPEAKING PROVIDE ONLY A MODEST LEVEL OF ACCOMMODATION.

PROPOSALS FOR THE EXTENSION OF CURTILAGE WILL BE APPROVED IF:

- THE SITE IS WITHIN A SETTLEMENT, OR,
- THE SITE IS ON THE EDGE OF A SETTLEMENT PROVIDING:

- THE NEW CURTILAGE BOUNDARY FOLLOWS AN EASILY IDENTIFIABLE FEATURE SUCH AS A ROAD, STREAM OR HEDGEROW, OR BRINGS THE BOUNDARY INTO LINE WITH EXISTING ADJACENT PROPERTIES.
- THE EXTENSION WILL NOT CAUSE VISUAL HARM TO THE LANDSCAPE.
- THE EXTENSION IMPROVES THE VISUAL QUALITY OF THE SITE.

ANY EXISTING NATURE CONSERVATION ASPECTS OF THE EXISTING STRUCTURE SHOULD BE PROPERLY SURVEYED AND WHERE JUDGED TO BE SIGNIFICANT PRESERVED OR, IF THIS IS NOT POSSIBLE, THEN ANY LOSS ADEQUATELY MITIGATED. PROPOSALS TO EXTEND A CURTILAGE IN OTHER CIRCUMSTANCES WILL NOT BE APPROVED OTHER THAN WHERE IT WILL SUPPORT THE HEALTH OF THE LOCAL ECONOMY OR FOR HIGHWAY SAFETY REASONS.

The extension of curtilages can have a significant impact upon visual amenity and patterns of landuse. The Council's approach serves to ensure the impact of any proposals can be clearly assessed.

BUSINESS AND ECONOMY

POLICY DMB1: SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY

10.23 PROPOSALS THAT ARE INTENDED TO SUPPORT BUSINESS GROWTH AND THE LOCAL ECONOMY WILL BE SUPPORTED IN PRINCIPLE. DEVELOPMENT PROPOSALS WILL BE DETERMINED IN ACCORD WITH THE CORE STRATEGY AND DETAILED POLICIES OF THE LDF AS APPROPRIATE.

THE BOROUGH COUNCIL MAY REQUEST THE SUBMISSION OF SUPPORTING INFORMATION FOR FARM DIVERSIFICATION WHERE APPROPRIATE.

THE EXPANSION OF EXISTING FIRMS WITHIN SETTLEMENTS WILL BE PERMITTED ON LAND WITHIN OR ADJACENT TO THEIR EXISTING SITES, PROVIDED NO SIGNIFICANT ENVIRONMENTAL PROBLEMS ARE CAUSED AND THE EXTENSION CONFORMS TO THE OTHER POLICIES OF THE LDF.

THE EXPANSION OF ESTABLISHED FIRMS ON LAND OUTSIDE SETTLEMENTS WILL BE ALLOWED PROVIDED IT IS ESSENTIAL TO MAINTAIN THE EXISTING SOURCE OF EMPLOYMENT AND CAN BE ASSIMILATED WITHIN THE

LOCAL LANDSCAPE. THERE MAY BE OCCASIONS WHERE DUE TO THE SCALE OF THE PROPOSAL RELOCATION TO AN ALTERNATIVE SITE IS PREFERABLE.

PROPOSALS FOR THE DEVELOPMENT, REDEVELOPMENT OR CONVERSION OF SITES WITH EMPLOYMENT GENERATING POTENTIAL IN THE PLAN AREA FOR ALTERNATIVE USES WILL BE ASSESSED WITH REGARD TO THE FOLLOWING CRITERIA:

- THE PROVISIONS OF POLICY DMG1, AND
- THE COMPATIBILITY OF THE PROPOSAL WITH OTHER POLICIES OF THE LDF, AND
- THE ENVIRONMENTAL BENEFITS TO BE GAINED BY THE COMMUNITY, AND
- THE ECONOMIC AND SOCIAL IMPACT CAUSED BY LOSS OF EMPLOYMENT OPPORTUNITIES TO THE BOROUGH, AND
- ANY ATTEMPTS THAT HAVE BEEN MADE TO SECURE AN ALTERNATIVE EMPLOYMENT GENERATING USE FOR THE SITE (MUST BE SUPPORTED BY EVIDENCE (SUCH AS PROPERTY AGENTS DETAILS INCLUDING PERIODS OF MARKETING AND RESPONSE) THAT THE PROPERTY/ BUSINESS HAS BEEN MARKETED FOR BUSINESS USE FOR A MINIMUM PERIOD OF SIX MONTHS OR INFORMATION THAT DEMONSTRATES TO THE COUNCIL'S SATISFACTION THAT THE CURRENT USE IS NOT VIABLE FOR EMPLOYMENT PURPOSES.)

The Council in accord with its vision and key statements wishes to create the right environment for business growth whilst ensuring development is sustainable.

POLICY DMB2: THE CONVERSION OF BARNS AND OTHER RURAL BUILDINGS FOR EMPLOYMENT USES

10.24 PLANNING PERMISSION WILL BE GRANTED FOR EMPLOYMENT GENERATING USES IN BARNS AND OTHER RURAL BUILDINGS, PROVIDED ALL OF THE FOLLOWING CRITERIA ARE MET:

- THE PROPOSED USE WILL NOT CAUSE UNACCEPTABLE DISTURBANCE TO NEIGHBOURS IN ANY WAY.
- THE BUILDING HAS A GENUINE HISTORY OF USE FOR AGRICULTURE OR OTHER RURAL ENTERPRISE.

- THE SITE SHOULD NOT INTRODUCE BUILT DEVELOPMENT INTO AN AREA LARGELY DEVOID OF STRUCTURES (OTHER THAN THOSE DIRECTLY RELATED TO AGRICULTURE OR FORESTRY USES).

IN THE AONB IT IS IMPORTANT THAT DEVELOPMENT IS NOT OF A LARGE SCALE. IN THE AONB AND IMMEDIATELY ADJACENT AREAS PROPOSALS SHOULD CONTRIBUTE TO THE PROTECTION, CONSERVATION AND ENHANCEMENT OF THE NATURAL BEAUTY OF THE LANDSCAPE. WITHIN THE OPEN COUNTRYSIDE PROPOSALS WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AREA AND SHOULD REFLECT THE LOCAL VERNACULAR, SCALE, STYLE, FEATURES AND BUILDING MATERIALS.

Recreation and tourism development are often well suited to rural areas and there is a need to have in place effective measures to ensure that facilities and infrastructure can be enhanced in a sustainable way.

POLICY DMB4: OPEN SPACE PROVISION

10.26 ON ALL RESIDENTIAL SITES OF OVER 1 HECTARE, THE LAYOUT WILL BE EXPECTED TO PROVIDE ADEQUATE AND USABLE PUBLIC OPEN SPACE. ON A SITE-BY-SITE BASIS, THE COUNCIL WILL ALSO NEGOTIATE FOR PROVISION ON SMALLER SITES, OR SEEK TO SECURE AN OFF-SITE CONTRIBUTION TOWARDS PROVISION FOR SPORT AND RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE WITHIN THE AREA WHERE THE OVERALL LEVEL OF SUPPLY IS INADEQUATE. ANY GREEN INFRASTRUCTURE SHOULD BE MULTI FUNCTIONAL AND ENCOURAGE, WHERE POSSIBLE, WALKING AND CYCLING OPPORTUNITIES

THE BOROUGH COUNCIL WILL REFUSE DEVELOPMENT PROPOSALS WHICH INVOLVE THE LOSS OF EXISTING PUBLIC OPEN SPACE, INCLUDING PRIVATE PLAYING FIELDS WHICH ARE IN RECREATIONAL USE. IN EXCEPTIONAL CIRCUMSTANCES AND FOLLOWING A ROBUST ASSESSMENT WHERE THE LOSS OF A SITE IS JUSTIFIABLE BECAUSE OF THE SOCIAL AND ECONOMIC BENEFITS A PROPOSED DEVELOPMENT WOULD BRING TO THE COMMUNITY, CONSENT MAY BE GRANTED WHERE REPLACEMENT FACILITIES ARE PROVIDED, OR WHERE EXISTING FACILITIES ELSEWHERE IN THE VICINITY ARE SUBSTANTIALLY UPGRADED. THESE MUST BE READILY ACCESSIBLE AND CONVENIENT TO USERS OF THE FORMER OPEN SPACE AREAS.

IT IS IMPORTANT TO PROTECT EXISTING RECREATIONAL AREAS FROM DEVELOPMENT. WITHIN DEFINED SETTLEMENTS PUBLIC RECREATIONAL LAND WILL BE IDENTIFIED ON THE PROPOSALS MAP.

The Council recognises the important that open space and green infrastructure makes to the quality and attractiveness of an area and the pressures that can exist to redevelopment facilities. Consequently the Council has sought to protect

recognised areas of public open space and to put in place a mechanism to secure additional facilities where it is supported by evidence when considering proposals.

POLICY DMB5: FOOTPATHS AND BRIDLEWAYS

10.27 THE BOROUGH COUNCIL WILL SEEK TO ENSURE THE RETENTION, MAINTENANCE AND IMPROVEMENT OF BY-WAYS AND UN-SURFACED/UNCLASSIFIED ROADS AS PART OF THE PUBLIC RIGHTS OF WAY NETWORK. IN SITUATIONS WHERE A PUBLIC RIGHT OF WAY WILL INEVITABLY BECOME LESS ATTRACTIVE (DUE TO ADJACENT/SURROUNDING DEVELOPMENT), THE POLICY SHOULD REQUIRE COMPENSATORY ENHANCEMENTS SUCH THAT THERE IS A NET IMPROVEMENT TO THE PUBLIC RIGHT OF WAY NETWORK. THE BOROUGH COUNCIL WILL, UNLESS SUITABLE MITIGATION MEASURES ARE MADE, PROTECT FROM THE DEVELOPMENT FOOTPATHS WHICH:

- PROVIDE A LINK BETWEEN TOWNS/VILLAGES AND ATTRACTIVE OPEN LAND;
- LINK WITH THE RIBBLE WAY FOOTPATH;
- ARE ASSOCIATED TO THE LOCAL NATURE RESERVES; AND
- ARE HEAVILY USED.

The Council considers the protection and enhancement of the footpath and bridleways network to be important given the character of the area and the contribution such networks can be make to leisure, health and tourism.

RETAIL DEVELOPMENT

POLICY DMR1: RETAIL DEVELOPMENT IN CLITHEROE

10.28 PROPOSALS FOR SHOPPING DEVELOPMENTS WITHIN THE MAIN SHOPPING CENTRE OF CLITHEROE, AS DEFINED ON THE PROPOSALS MAP, WILL BE APPROVED SUBJECT TO THE OTHER POLICIES OF THE LDF SPECIAL REGARD WILL BE HAD TO THE LIKELY CONTRIBUTION OF THE PROPOSALS TO THE VITALITY AND VIABILITY OF THE CENTRE AND THEIR EFFECT ON THE CHARACTER AND APPEARANCE OF THE AREA AS WELL AS THE ARRANGEMENTS FOR VEHICULAR MOVEMENT AND PARKING.

THE FOLLOWING WILL BE IMPORTANT CONSIDERATIONS: