



LOCAL HOUSING NEED & DEMAND ASSESSMENT

LAND OFF MITTON ROAD, WHALLEY

DEMOLITION OF 34NO. EXISTING DWELLINGS AND THE ERECTION OF 50NO. DWELLINGS WITH NEW VEHICULAR ACCESSES, LANDSCAPING AND OTHER ASSOCIATED WORKS.

ON BEHALF OF PROSPECT HOMES

Date: January 2021

Pegasus Reference: (GL/AD/P20-1340/R002v2)

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CONTENTS

1.	INTRODUCTION	2
2.	RELEVANT PLANNING POLICY	3
3.	ASSESSMENT	9
4.	CONCLUSION	14



1. INTRODUCTION

- 1.1 This report has been prepared by Pegasus Group on behalf of Prospect Homes in support of a full planning application for the redevelopment of the land at Mitton Road Whalley, comprising the demolition of 34 existing dwellings and erection of 50 new build dwellings (generating a net increase of 16 dwellings).

- 1.2 The following dwelling mix is proposed, comprising 50 new build dwellings:

Bedrooms	No Proposed	%
3	20	40%
4	30	60%
Total	50	

- 1.3 This mix includes 3 x 3 bedroom affordable properties equating to 20% of the net additional dwellings. It also includes 6 properties that are M4(2) compliant and therefore suitable for the older people, and these include the 3 affordable dwellings (see section 5 of Planning Statement for more detail).
- 1.4 This Assessment has been prepared to support the planning application following pre-application feedback which was received on 2nd September 2020 from Laura Eastwood under reference RV/2020/ENQ/00062. The feedback stated:

"The site is located adjacent to the former Calderstones Hospital Site and the proposal seeks to redevelop the site of 32 houses that were occupied by hospital employees. Core Strategy Policy DS1 sets out the strategic vision for the borough and development within the tier 2 settlements, of which Calderstones is one, must either meet a local need or provide a regeneration benefit. Policy DMG2 goes on to say that within the tier 2 settlements that development must meet certain tests one of which is that the development should meet local needs housing.

The proposal put forward is for 49 properties, 42 of which are 4 bed detached. Whilst the redevelopment of the site in some form is accepted. It must be demonstrated how these houses will meet a local need and provide a suitable mix of housing to ensure compliance with policy DMG2 and H2." (Our emphasis added)

- 1.5 As such this document considers the available evidence of housing need and demand across Ribble Valley, and assesses the compliance of the proposed housing with national policy, Core Strategy Key Statements H2 and H3, and Policy DMG2.
- 1.6 This statement should be read alongside the Planning & Affordable Housing Statement dated January 2021 (Ref: R001v2).

2. RELEVANT PLANNING POLICY

- 2.1 This section sets out national and local planning policies of relevance to housing need and demand.

National Planning Policy Framework

- 2.2 The National Planning Policy Framework (NPPF), published in February 2019, outlines the Government's core objectives for the planning system.

Delivering a Sufficient Supply of Homes

- 2.3 The Framework stresses the importance of providing a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. It is therefore important to enable housing developments to come forward to provide choice in meeting demand in the different sectors of the market from affordable to larger aspirational housing.
- 2.4 The Framework also clearly promotes the need for the planning system to support economic growth.

Ribble Valley Core Strategy 2008-2028

Key Statement H2

- 2.5 Key Statement H2 states that:

"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 projected future household requirements and local need across the Ribble Valley, 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." (Our emphasis added)

- 2.6 Key Statement H2 therefore clearly distinguishes between the need to meet future housing requirements and local need. It does not specifically refer to the delivery of an 'on site' mix. The delivery of a mix of housing relates to the district wide 'housing requirements' and 'local housing needs'.
- 2.7 As recognised by the Ribble Valley SHMA updated June 2013, there is a key difference between household requirements and local housing needs – both of which are assessed separately by the SHMA.

- 2.8 Household requirements are equivalent to market demand i.e. the type of housing that households want and are willing/able to buy or rent. By contrast, paragraph 5.1 of the SHMA defines housing need as the quantity of housing needed for households who are unable to access suitable housing without financial assistance (i.e. affordable housing).

Key Statement H3

- 2.9 Key Statement H3 states that developments of more than 5 dwellings, outside Clitheroe and Longridge, will be expected to provide 30% affordable housing on site.
- 2.10 The Council will only consider a reduction in this level of affordable provision, to a minimum of 20%, where this is justified by a viability appraisal (which will be an open book viability assessment, provided at the developer's cost).
- 2.11 The policy also requires provision of housing for elderly people, comprising 15% of units on sites of 10 or more, with half of these being affordable (so 7.5 % of total) and to would be included in the overall affordable housing requirement.

Policy DMG2: Strategic Considerations

- 2.12 Policy DMG2 states that within Tier 2 Villages and outside the defined settlement areas development must meet at least one of the following considerations:
- 1) The development should be essential to the local economy or social wellbeing of the area.
 - 2) The development is needed for the purposes of forestry or agriculture.
 - 3) The development is for local needs housing which meets an identified need and is secured as such.
 - 4) The development is for small scale tourism or recreational developments appropriate to a rural area.
 - 5) The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.
 - 6) The development is compatible with the enterprise zone designation.

Evidence Base Documents

Strategic Housing and Economic Needs Assessment September 2019

- 2.13 The SHENA document comprises the most up to date evidence on housing need in Ribble Valley and was on consultation between October and November 2019.
- 2.14 In terms of overall need, the SHENA acknowledges that the standard methodology (that was in place at the time) generates a minimum requirement of **148 dwellings per annum**; however it suggests that a figure of **248 dwellings per annum** could be needed to support the job growth

potential identified through baseline employment forecasts, and the labour force required to secure job growth of 0.2% each year. This slightly uplifts the average rate of provision since the start of the current plan period (235 dpa) and is more closely aligned to the adopted Core Strategy figure of **280 dpa**, which the SHENA ultimately suggests is still a suitable and valid figure.

Size, type and tenure of housing required

- 2.15 Beyond the overall number of homes needed, the NPPF also confirms that 'the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies'. The modelling in the SHENA allows the housing need to be segmented into the demographic profile of Ribble Valley. This has predicted the size, type and tenure of homes required.
- 2.16 The report states that the proportion of households requiring larger homes is due to increase because of a predicted increase in households with dependent children, with 58% of households expected to require at least three bedrooms under the adopted housing requirement (280 dpa) compared with 51% were provision to align with the standard method (148 dpa). In each case, meeting households' needs would require the majority (c.90%) of homes to be houses, with a smaller proportionate need for flats, while most additional households (c.75%) would be expected to own their home.

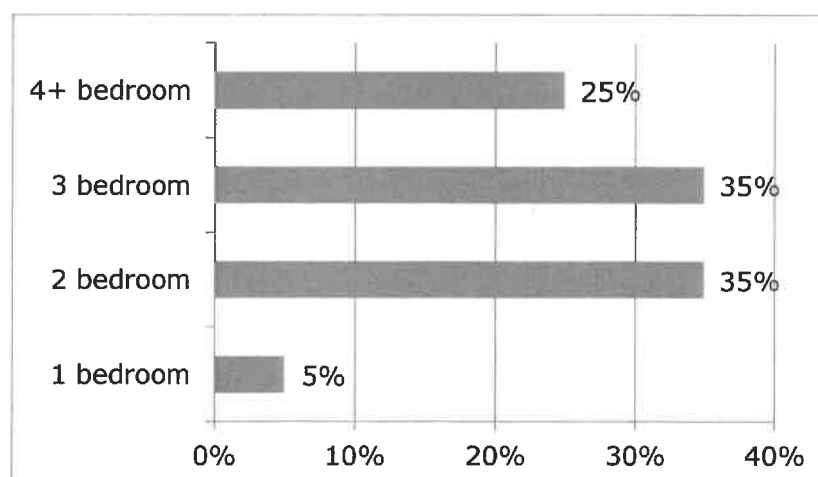
Need for affordable housing

- 2.17 The SHENA applied the well-established methodology, outlined in the PPG, through which affordable housing needs are separately calculated, before being considered in the context of their likely delivery as a proportion of market housing led developments.
- 2.18 This suggests that there will be an overall need for 88 affordable homes each year over the remainder of the emerging plan period to 2033. Meeting this annual need for affordable housing could conceivably require provision for at least 292 dwellings per annum, based on the Council's adopted affordable housing policies.
- 2.19 The calculation has also been broken down by size, revealing a more substantial current shortfall of one bedroom properties in particular relative to existing need. There is an implied "overprovision" of two and three bedroom units, compared to the number of existing households registered as being in need of property of this size, albeit these homes will nonetheless contribute towards meeting future needs. Meeting this future need is expected to require all sizes of affordable housing, but particularly one bedroom units. As a result, the calculated overall need for 88 affordable homes each year is orientated towards smaller properties, although the Council is advised to closely monitor this and ensure that the calculation is supplemented by the more qualitative views of those regularly involved in letting affordable housing.

SHMA

- 2.20 The Council's Strategic Housing Market Assessment was published in June 2013 and prepared by HDH Limited, this study provided an update of the original SHMA undertaken in Ribble Valley in 2007 and finalised in 2008.
- 2.21 The SHMA examines the local housing market in order to predict the quantity and type of housing needed to meet both market demands and housing need.
- 2.22 As explained above, housing demand (i.e. market demand) is very different to housing need (i.e. affordable need). The two must therefore be addressed in different ways.
- 2.23 With regards to housing need, the SHMA identifies a need to deliver 404 affordable dwellings per annum in Ribble Valley in order to meet the needs of households who are unable to access suitable housing without financial assistance.
- 2.24 The mechanism for the delivery of affordable housing includes making better use of vacant existing stock as well as the delivery of on or off-site affordable housing (to be managed by Registered Providers of social housing) by developers of market housing schemes.
- 2.25 With regards to market demand the SHMA considers the nature of the housing stock required to achieve a balance in the housing market between housing demand and dwelling stock. Figure 7.1 of the SHMA (replicated at Figure 1 below) suggests that there is a need for 25% of all new market dwellings delivered in Ribble Valley to have 4 or more bedrooms.

Figure 1: Recommended market housing mix in Ribble Valley (Fig 7.1 of 2013 SHMA)



- 2.26 The need for a quarter of all new market housing stock to be large dwellings is reflective of the socio-economic profile of Ribble Valley.
- 2.27 The 2013 SHMA notes that Ribble Valley contains proportionally more residents working in managerial jobs than is found regionally and nationally and mean incomes for employees in Ribble Valley is higher than equivalent figures for the North West Region and nationally. Consequently, as

a proportion of total households, there are more high income households in Ribble Valley than seen across the UK as a whole.

- 2.28 Reflective of this fact, the 2013 SHMA finds that the existing housing stock of the Ribble Valley contains more detached houses than the regional and national average. 25.9% of dwellings in Ribble Valley contain 4 or more bedrooms – compared to 16.8% in the North West region and 19% nationally.
- 2.29 As expected, whilst the SHMA recognises that there will be demand for smaller dwellings, particularly, 2 and 3 bedroom dwellings, it also recognises a continuation of current levels of demand for large (4+ bedroom) houses in the Borough.

Pennine Lancashire Housing Strategy Refresh 2011

- 2.30 The Pennine Lancashire Housing Strategy Refresh 2011, submitted as an evidence base document alongside Ribble Valley Core Strategy, sets out a housing strategy for the sub-region including Blackburn/Hyndburn, Burnley/Pendle, Ribble Valley and Rossendale.
- 2.31 The strategy identifies four main issues facing the Pennine Lancashire housing market, the first of which is an undersupply of aspirational housing.
- 2.32 The strategy states that housing market as a whole suffers from an undersupply of aspirational housing, including larger semi-detached and detached homes. As a result people able to progress up the housing market are forced to migrate outside the sub-region in order to meet their demand, resulting in a polarisation of wealthy and deprived communities. This undersupply creates a price premium on this type of housing offer within the Pennine Lancashire housing market; this is particularly acute in rural areas such as Ribble Valley and parts of Pendle. In turn this restricts movement across the market from internally generated demand.
- 2.33 To achieve the Vision and Strategic Objectives of the strategy, a number of policy priorities are identified, including "To deliver sufficient high quality, aspirational housing to rebalance the housing market to support economic growth."

Lancashire Enterprise Zone

- 2.34 In Autumn 2011 the Chancellor of the Exchequer granted Enterprise Zone status to Lancashire on two BAE Systems sites at Samlesbury and Warton, with Samlesbury within South Ribble but directly adjacent to Ribble Valley and within close commuting distance of several of Ribble Valley's settlements, including Whalley/ Calderstones.
- 2.35 The Samlesbury and Warton formed the original Lancashire's Advanced Manufacturing and Engineering Enterprise Zone established in 2012. This EZ has since been expanded to include two further sites at Blackpool Airport in Blackpool (focussing on Energy, Wind, Nuclear & Waste to Energy) and Hillhouses, within Wyre (focussing on Energy, Chemicals and Polymers) and is now known as the Lancashire Advanced Manufacturing and Energy Cluster (LAMEC).

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- 2.36 These four sites represent the largest number of EZs to be awarded to a single LEP area, and these form a key part of Northern Powerhouse economic and investor offer, with the aspiration of creating over 10,000 high value jobs.
- 2.37 The EZ sites have a strong, complementary industrial focus which build on Lancashire's national and international strengths. Indeed, Lancashire's aerospace & supply chain industry already employs more than 30,000 people, representing the single largest concentration of aerospace activity in the UK, while North West England is rated as the fourth-largest aerospace cluster globally.
- 2.38 Much of the early investment in the original Lancashire's Advanced Manufacturing and Engineering Enterprise Zone was focussed on Samlesbury; including a new access from the A59 to the BAE Academy for Skills and Knowledge Training Centre and Wincanton Defence Logistics Facility.
- 2.39 Key to Lancashire being able to maximise the contribution of its advanced engineering and manufacturing workforce to the Lancashire and national economy will be the availability of a flexible, agile and highly-skilled workforce.
- 2.40 The Enterprise Zone at Samlesbury is located approximately 15km south west of the application site, but is directly accessible along the A59 within 20 minutes.

3. ASSESSMENT

- 3.1 This section considers the need for 47no. three and four bedroom market houses, and 3no. three bed affordable houses on land at Milton Road in the context of the planning policy and evidence base discussed in Section 2.
- 3.2 As required by Core Strategy Key Statement H2 we consider whether the proposed development will meet market requirements of the Borough; however first we consider local housing needs (affordable housing) in more detail, as required by Policy DS1 and Key Statement H3 and DMG2.
- 3.3 However at the outset, it is important to look at the wider policy context of this site particularly it's sustainability and position in the settlement hierarchy, as this gives a strong indication that policy DMG2 is not applicable in this location and can only be given limited weight.

Site Sustainability & Policy Context

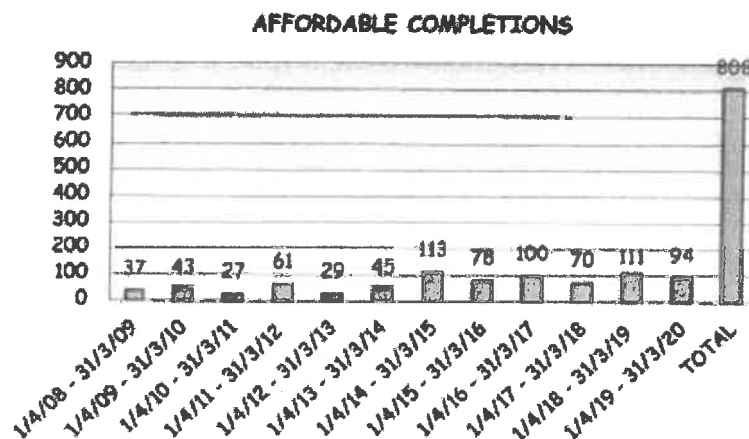
- 3.4 As noted in the Planning Statement, the site is technically classed as being within the Tier 2 settlement of Calderstones, where it is treated a small rural village that can only support limited growth to meet local needs. However it is effectively a suburb of the Principal Settlement of Whalley, where growth is to be focussed; as it is close to the urban area of Whalley and within walking distance of all the shops and services. This demonstrates that the site, and wider Calderstones area is a sustainable location for growth, as reflected by residential growth in recent years (including the redevelopment of the Calderstones Hospital site) which means it now contains over 600 dwellings, and therefore it can no longer be considered small/ tier 2 village.
- 3.5 Furthermore, policies DS1 and DMG2 are considered largely out of date, given the adopted Core Strategy is now over 5 years old, and does not align with several key provisions of the 2019 NPPF. As such policies DS1 and DMG2 can only be given limited weight and the presumption in favour of sustainable development is engaged.
- 3.6 That said, the site does technically fall within the separate Tier 2 Village of Calderstones, where Policy DS1 confirms that new development must either meet a local need or provide a regeneration benefit. Policy DMG2 goes on to say that within the tier 2 settlements development must meet local needs housing.

Affordable Housing Need / Delivery

- 3.7 The 2013 SHMA update clearly identifies a need to deliver affordable dwellings in Ribble Valley. The adopted Core Strategy seeks to deliver such dwellings by requiring all market housing schemes (of 5 or more dwellings) to deliver 30% affordable housing; with developers expected to provide this on site unless it is agreed with the Council that a financial contribution or other form of contribution on another site is more appropriate. A reduction to 20% is also allowed where this is justified by a viability appraisal.

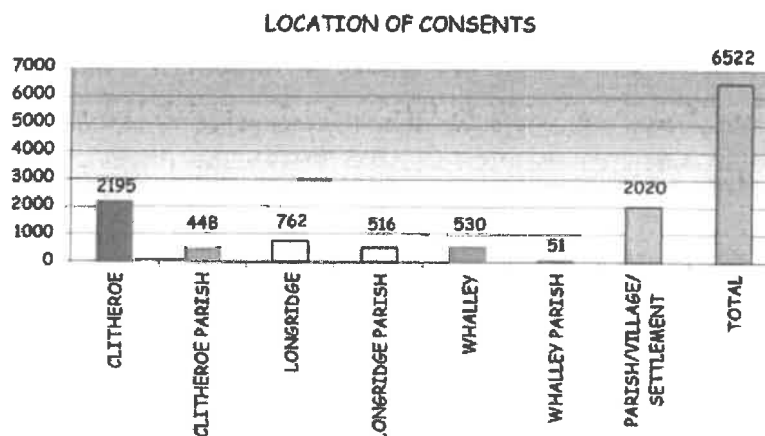
- 3.8 In respect of overall affordable housing delivery in Ribble Valley, the most recent Housing Land Availability Schedule confirmed that on 31st March 2020, 808 affordable dwellings had been delivered across the 12 years of the plan period since 2008, equating to 24% of the total AH requirement, and 26% of overall completions.

Figure 2: Affordable Completions in Ribble Valley - 2008-2020



- 3.9 However, this 30% or 84 dpa affordable target was only introduced when the Core Strategy was adopted in 2014, and delivery has been much stronger since then averaging over 32% of the requirement since March 2015 (453 completions against a target of 420). This relatively healthy level of affordable delivery in the borough suggests that local needs are being largely met.
- 3.10 In terms of the local position in Whalley and Calderstones, these delivery figures aren't broken down into individual settlements, but this document does confirm overall delivery within the larger settlements and surrounding parishes and details of recent large consents (that would trigger the requirement for affordable). This confirms that Whalley/ Whalley Parish parish has a total of 581 dwellings completed or consented since 2008, which is significantly lower than the other principal settlements of Clitheroe/ Clitheroe Parish (2,643) and Longridge/ Longridge Parish (1,278).

Figure 3: Location of Completions and Consents in Ribble Valley 2008-2020



- 3.11 There is evidence of several large consents which appear to have delivered good levels of affordable housing (including schemes at Lawsonsteads, Mitton Rod and Barley Close); however there is no evidence of any dedicated affordable schemes in Whalley, suggesting their could be a latent demand for affordable properties in Whalley, particularly when considered alongside Clitheroe and Longridge.
- 3.12 Finally, it is pertinent that the SHMA recommends making better use of vacant existing stock for affordable housing, which this proposal does by bringing a dilapidated and largely vacant site back to use for affordable housing.
- 3.13 With regard to the current proposals, pre-application discussions with Council Officers have not confirmed whether on-site or off-site provision is preferred, or provided any firm steer on tenure.
- 3.14 Officers initially requested that the proposed affordable properties be predominantly affordable rent to reflect their existing use; however this was based on the misapprehension that the existing dwellings were affordable rent properties, which is not the case, as clarified within the Planning Statement.
- 3.15 Three affordable properties are proposed, equating to 20% of the 16 net additional dwellings being created, and the reduction from the standard 30% requirement is justified in the supporting Viability Assessment as allowed by Key Statement H3. These are currently proposed on-site as 3 bed properties.
- 3.16 Discussions are ongoing with Registered Providers in respect of their tenure and size requirements for these units; and if an off-site contribution is considered more appropriate in this instance, then this can be addressed during the application determination period, in consultation with the Council's Housing Officer.
- 3.17 As such, the proposals demonstrate that the affordable housing requirements of Key Statement H3 can be fully met on or off-site.

Older Persons Housing Need / Delivery

- 3.18 As noted Key Statement H3 also includes a requirement for 15% of new houses to be suitable for older people, with 50% of that (so 7.5%) to be affordable.
- 3.19 In terms of elderly delivery, the HLAS does not record this or break it down by locality; however it does include details of large consents, which include the Oakmere Homes Scheme at Accrington Road (Ref: 3/2016/0344) which has just begun construction and will deliver 77 dedicated older persons dwellings, suggesting a good supply of older person housing in the coming years.
- 3.20 In addition, whilst bungalows are the Council's general preference to meet older persons provision in Ribble Valley, it is understood that this is not a priority in Whalley, given a good level of existing bungalows, and that Officers will accept regular housing as long as it is compliant with Part M4(2).

- 3.21 Accordingly, the proposals include 6 x 3 bedroom, two storey dwellings which are M4(2) compliant, meaning they can be easily reconfigured for elderly accommodation as required.
- 3.22 As such, the proposals demonstrate that the older persons housing requirements of Key Statement H3 can be fully met on or off-site.

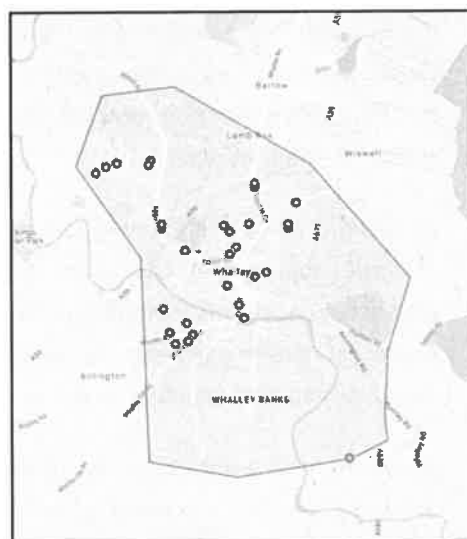
Market Requirement for 3 and 4 Bed Homes

- 3.23 As identified by the 2019 SHENA, there is a clear requirement for large (4+ bedroom) homes to meet the market demand in Ribbles Valley. The SHENA predicted that 58% of households were expected to require at least three bedrooms under the 280 dpa adopted housing requirement.
- 3.24 In terms of the local market and existing stock in Whalley, there is clearly a good range of house types and styles, from smaller 2 bed terraces cottages and bungalows up to 6 bed detached mansions. Indeed, a search of available properties to buy within Whalley revealed a total of 33 ranging from 2-6 bedrooms, with over a third comprising 2 bed properties, suggesting a good balance.

Mix of Available Properties in Whalley

Bedrooms	No Proposed	%
2	12	36.4
3	8	24.2
4	8	24.2
5	3	9.1
6	2	6.1
Total	33	

Source: Right Move



- 3.25 In addition, the table at figure 3 suggests there is likely to be a latent demand for new housing in Whalley and the surrounding parish given its relatively low apportionment in the adopted Core Strategy and the correspondent level of completions and consents in the last 12 years (581 dwellings); particularly when compared to the other principal settlements of Clitheroe Parish (2,643 – over 4 times as many) and Longridge/ Longridge Parish (1,278 – over twice as many).
- 3.26 Whilst larger aspirational properties, such as those proposed (30 are 4 bed and 44 are detached), respond to the demands of a minority (as opposed to being sought by the general population), there is nevertheless a need for such properties. National policy is clear in requiring a sufficient amount and variety of land can come forward where it is needed and that the needs of groups with

specific housing requirements are addressed. It does not suggest that the requirements of any group in society should be favoured or prioritised over another,

- 3.27 Furthermore, evidence clearly suggests that there is a particularly pronounced demand for larger properties in the Ribble Valley compared to the wider region or UK. The SHMA 2013 update identified that Ribble Valley is an affluent Borough characterised by a higher than average proportion of high income households and consequently a higher proportion of larger detached properties.
- 3.28 In the Ribble Valley, British Aerospace (BAE) has a large operations base at Samlesbury (15km south west of Whalley/ a 20 minute drive), which has been designated an Enterprise Area for the advanced engineering and manufacturing sector. British Aerospace already supports highly skilled and highly paid jobs that underpin the local economy and as a result of the Enterprise Zone designation, the number of highly skilled jobs is expected to increase by up to 10,000 in the long-term across the four sites (the other 3 are a little further away in Fylde, Blackpool and Wyre).
- 3.29 Key to realising an increase in the advanced engineering and manufacturing workforce at the Enterprise Zone will be the availability of highly-skilled workers. The attraction of such workers to the Borough is dependent upon the provision of a suitable housing offer to meet their requirements. Where such housing is not on offer within Ribble Valley, these workers will chose to live outside of the borough; this produces not only unsustainable travel patterns but has adverse social and economic implications.
- 3.30 As recognised by the Pennine Lancashire Housing Strategy Refresh 2011, there is currently a lack of large aspirational homes in the housing market area, including the Ribble Valley. As a consequence of this market imbalance, existing large homes in the borough are sought at a premium, resulting in restricted movement within the housing market and a polarisation of wealthy and deprived communities as the wealthy chose to move outside of the borough.
- 3.31 In accordance with Core Strategy Key Statement H2, and as supported by the Council's evidence base studies, the proposed development of 50 properties (of which 30 are 4 bed and 44 are detached) accords with projected household requirements.

4. CONCLUSION

- 4.1 This Assessment has been prepared on behalf of Prospect Homes in support of a full planning application for the redevelopment of the land at Mitton Road Whalley, comprising the demolition of 34 existing dwellings and erection of 50 new build dwellings (generating a net increase of 16 dwellings).
- 4.2 This follows a pre-application request from the Planning Officer for these houses to meet a local need and provide a suitable mix of housing to ensure compliance with policy DMG2 and Key Statement H2 (as well as a Key Statement H3).
- 4.3 At the outset it was noted that these policies can be given limited weight, particularly DMG2, given their age (more than 5 years old) and conflict with the 2019 NPPF.
- 4.4 Notwithstanding that, this assessment has demonstrated that the affordable housing requirements of Key Statement H3 and NPPF can be met on-site or off-site, and will align with the localised requirements of the Whalley area/ parish.
- 4.5 Provision for older people exceeds the policy requirements of H3 and meets local need in Whalley.
- 4.6 In respect of the proposed market housing, whilst these aspirational detached properties are not representative of the requirements of the general population, there is nevertheless a demand for such housing in society. The NPPF is clear that the planning system should deliver housing choice to meet the requirements of different groups in society and does not prioritise the requirements of any one group over another.
- 4.7 As illustrated in this Assessment, Ribble Valley's evidence base dating back 12 years illustrates a continued demand for larger aspirational homes in the borough. Whalley, given its proximity/ accessibility to the Enterprise Zone in Samlesbury, represents a suitable location to deliver such housing, and won't lead to an imbalance of existing stock, given the range of property types and sizes in the area.
- 4.8 Failure to meet this identified demand for larger housing may result in a housing market imbalance, leading to adverse social, economic and environmental impacts.
- 4.9 Where the requirements of higher income working within Ribble Valley (such as at Samlesbury Enterprise Zone) are not met these people will choose to move out of the borough to areas where their requirements can be met. This will in turn lead to unsustainable commuting patterns, difficulty for firms within Ribble Valley to attract the highest calibre of workers (with subsequent implications for local and national economic growth), and a polarisation of deprived and wealthy communities.
- 4.10 Finally, this development will boost delivery within the Whalley area which has been suppressed in recent years given its relatively low apportionment in the adopted Core Strategy; particularly when compared to the other principal settlements of Clitheroe and Longridge.

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- 4.11 Therefore the proposed homes reflect an identified household requirement and will contribute to the provision of mixed communities within Ribble Valley in accordance with Core Strategy Key Statement H2.