

Policy Ref	Policy Thrust	Development aids policy	Development is neutral to policy	Development hinders policy	Comments
Ribble Valley Borough Council Core Strategy 2014					
Key Statement DS1 – Development Strategy	<p>States that the majority of new housing development will be:</p> <ul style="list-style-type: none"> concentrates within an identified strategy site located to the south of Clitheroe towards A59; the principle settlements of: <ul style="list-style-type: none"> Clitheroe Longridge; and Whalley 	X			The proposals form part of the wider Standen scheme which overall contributes 1,040 dwellings towards housing supply within the borough over the plan period. Therefore, this application (Phase 5 and 6) for 300 dwellings contributes positively towards this policy.
Key Statement DS2 – Presumption in Favour of Sustainable Development	States that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.	X			<p>The site has been strategically allocated to deliver housing which contributes towards the overall housing supply within the borough. The proposals include housing, vehicular access, landscaping and open space.</p> <p>Therefore, the site is considered a comprehensive and sustainable development.</p>
Key Statement EN2 – Landscape	<p>States that the landscape and character of the Forest of Bowland AONB will be protected, conserved and enhanced.</p> <p>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.</p>		X		<p>The outline application initially reviewed Landscape and Visual Impacts of the overall Standen strategic site development.</p> <p>As detailed within the delegate report, the conclusions are that whilst change to the landscape would occur, there is no significant visual intrusion.</p>
Key Statement EN4 – Biodiversity and Geodiversity	States that 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.	X			An Ecological Assessment has been submitted alongside the proposals which undertakes a Preliminary Ecology Appraisal of the site. The PEA has determined that there are no potential impacts on designated sites near the site, due to the proposed development.

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					The site is located at a sufficient distance from nearby designated sites, and the proposed development activities have been considered.
Key Statement EN5 – Heritage Assets	States that there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings when considering any development proposals.	X			A Heritage Impact Assessment was submitted as part of the outline planning application and concluded that the harm to Listed Buildings and undesignated heritage assets are to be less than substantial.
Key Statement H1 – Housing Provision	States that land for residential development will be made available to deliver 5,600 dwellings, estimated at an average annual completion target of at least 280 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.	X			The proposals form part of the wider Standen scheme which overall contributes 1,040 dwellings towards housing supply within the borough over the plan period. Therefore, this application (Phase 5 and 6) for 300 dwellings contributes positively towards this policy.
Key Statement H2 – Housing Balance	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 the projected future household requirements and local need across the Ribble Valley as a whole as evidenced by the Strategic Housing Market Assessment.	X			The proposals form part of the wider Standen scheme which overall contributes 1,040 dwellings towards housing supply within the borough over the plan period. Therefore, this application (Phase 5 and 6) for 300 dwellings contributes positively towards this policy.
Key Statement H3 – Affordable Housing	States that within the settlement boundaries of Clitheroe and Longridge, on housing developments of 10 units or	X			Affordable Housing has been considered as part of the overall Standen Strategic Site Section 106 Agreement.

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	more dwellings (or sites of 0.5 hectares or more, irrespective of the number of dwellings) an element of affordable, local needs housing will be required on all schemes. The Council will seek affordable housing provision at 30% of units on the site.				The proposals make a positive contribution to affordable housing offer and complies with this policy.
Key Statement EC1 – Business Development	States that employment development will be directed towards the main settlement of Clitheroe, Whalley and Longridge as the preferred locations to accommodate employment growth together with land at Barrow Enterprise Site, the Lancashire Enterprise Zone at Samlesbury and locations well related to the A59 corridor.	X			The proposals are for residential development and therefore is neutral to this policy.
Key Statement EC2 – Development of Retail, Shops and Community Facilities and Services	States that development that supports and enhances the vibrancy, consumer choice and vitality and unique character of the area's important retail and service centres of Clitheroe, Longridge and Whalley will be supported in principle.		X		The proposals are for residential development and therefore is neutral to this policy.
Key Statement DMI1 – Planning Obligations	States that 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.	X			As part of the outline planning permission, a Section 106 was agreed to which states out the planning obligation and developer contributions sought for the Standen Strategic Site development.
Key Statement DMI2 – Transport Considerations	States that 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.	X			A Transport Statement has been submitted in support of the proposals for Standen Phases 5 & 6. The report concludes that the proposed development can be accessed safely and efficiently from the surrounding highway network, can accommodate the swept path requirements of the refuse vehicle and the proposed site layout meets the requirements for fire and rescue service vehicles.
Districtwide Saved Policies					

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Policy DMG1 – General Consideration	In determining planning applications, all development must consider all aspects of design, access, amenity, environment and infrastructure.	X			<p>A Design and Access Statement prepared by Baldwin Design has been submitted in support of the proposals for Standen Phases 5 & 6. The DAS allows for a continuation of previous phases in terms of design, layout, form, scale and materials.</p> <p>The Transport Statement also considers the sites functionality in terms of access.</p> <p>Both assessments consider the scheme to be compliant with this policy in that it is a continuation of previous phases of development.</p>
Policy DMG2 – Strategic Considerations	<p>Development should be in accordance with the core strategy development strategy and should support the spatial vision.</p> <p>Development proposals in the principal settlements of Clitheroe and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built up areas.</p>	X			The proposals form part of the Standen allocation within the Local Plan. The proposals form part of the wider Standen scheme which overall contributes 1,040 dwellings towards housing supply within the borough over the plan period. Therefore, this application (Phase 5 and 6) for 300 dwellings contributes positively towards this policy.
Policy DMG3 – Transport and Mobility	In making decisions on development proposals the council will attach considerable weight to the availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development.	X			A Transport Statement has been submitted in support of the proposals for Standen Phases 5 & 6 and concludes that the proposed development can be accessed safely and efficiently from the surrounding highway network, can accommodate the swept path requirements of the refuse vehicle and the proposed site layout meets the requirements for fire and rescue service vehicles.
Policy DME1 – Protecting Trees and Woodland	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	X			An Arboricultural Assessment has been submitted in support of the proposals and has concluded that an Arboricultural Method Statement will be required to provide solutions and working methods so that the

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	value of woodland, enhances the biodiversity and provides environmental health benefits for the residents of the borough.				impacts identified do not have a detrimental effect on retained trees.
Policy DME2 – Landscape and Townscape Protection	Development proposals will be refused which significantly harm important landscape or landscape features.	x			<p>The outline application initially reviewed Landscape and Visual Impacts of the overall Standen strategic site development.</p> <p>As detailed within the delegate report, the conclusions are that whilst change to the landscape would occur, there is no significant visual intrusion.</p>
Policy DME3 – Site and Species Protection and Conservation	<p>Development proposals that are likely to adversely affect the following will not be granted planning permission:</p> <ul style="list-style-type: none"> - Wildlife species protected by law - SSSI's - Priority Habitats - LNR's - County Biological Heritage Sites - SACs - SPAs - Any acknowledged nature conservation 	x			<p>An Ecological Assessment has been submitted alongside the proposals which undertakes a Preliminary Ecology Appraisal of the site. The PEA has determined that there are no potential impacts on designated sites near the site, due to the proposed development.</p> <p>The site is located at a sufficient distance from nearby designated sites, and the proposed development activities have been considered.</p>
Policy DME4 – Protecting Heritage Assets	In considering development proposals, the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.	X			A Heritage Impact Assessment was submitted as part of the outline planning application and concluded that the harm to Listed Buildings and undesignated heritage assets are to be less than substantial.
Policy DME6 – Water Management	Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere.	X			Various statutory consultees were consulted with as part of the previous outline planning application which concluded that, subject to conditions being imposed, they raise no objections to the overall scheme.

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Policy DMH1 – Affordable Housing Criteria	Where proposals involve the provision of affordable housing units, the residential development must be expressly for the following groups of people currently residing in the borough: <ul style="list-style-type: none"> - First time buyers - Older people - Those employed but currently living 5 miles from their place of employment - Those about to take up employment in the borough - People needing to move to the area to help support and care for a sick, older person or infirm relative. 	X			As part of the outline planning permission, a Section 106 was agreed to which states out the planning obligation and developer contributions sought for the Standen Strategic Site development.
Policy DMB1 – Supporting Business Growth and the Local Economy	Proposals that are intended to support business growth and the local economy will be supported in principle.	X			The proposals are for residential development which supports growth in this location.
Policy DMB4 – Open Space Provision	On all residential sites of over 1ha the layout will be expected to provide adequate and usable public open space. The council will refuse development proposals which involve the loss of existing public open space, including private playing fields which are in recreational use.	X			A Public Open Space and Landscape Statement has been submitted alongside the proposals which outlines the type of open space provided as part of the proposals.
Policy DMB5 – Footpaths and Bridleways	The borough council will seek to ensure the retention, maintenance and improvement of by-ways and un-surfaced/unclassified roads as part of the PROW network.	X			A Public Open Space and Landscape Statement has been submitted alongside the proposals which outlines the type of open space provided as part of the proposals.