

Ribble Valley Borough Council

Clitheroe Conservation Area

Townscape Appraisal Map



- | | | | |
|--|------------------------------|-------------------------|-----------------|
| Conservation area boundary | Listed Buildings | Significant open spaces | Important trees |
| Proposed extension to conservation area boundary | Buildings of Townscape Merit | Important tree groups | Important views |
| Registered Parks and Gardens | Scheduled Monument | Focal buildings | |



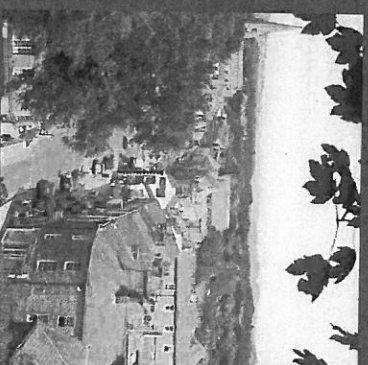
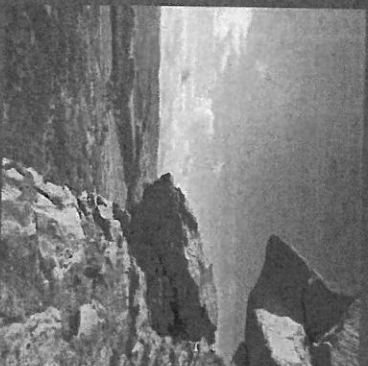
**Ribble Valley
Borough Council**



Core Strategy 2008 – 2028

A Local Plan for Ribble Valley

Regulation 22 Submission Draft
Regulation 19 Consultation
Draft



Core Strategy is evidenced through a wide range of evidence documents with the policies themselves having been 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

KEY STATEMENT 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.
- ALSO CONSIDER THE IMPLICATIONS OF DEVELOPMENT ON HERITAGE ASSETS SUCH AS SCHEDULED ANCIENT MONUMENTS, LISTED BUILDINGS, CONSERVATION AREAS, REGISTERED PARKS AND GARDENS.
- 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

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- 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 THE POTENTIAL IMPACTS OF DEVELOPMENT ON 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.

KEY STATEMENT 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

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.

KEY STATEMENT POLICY DME4: PROTECTING HERITAGE ASSETS

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

1. CONSERVATION AREAS

PROPOSALS WITHIN OR CLOSELY RELATED TO CONSERVATION AREAS SHOULD NOT HARM THE AREA. THIS SHOULD INCLUDE CONSIDERATIONS AS TO WHETHER IT IS IN KEEPING WITH RESPECTS AND SAFEGUARDS THE ARCHITECTURAL AND HISTORIC CHARACTER OF THE AREA AS SET OUT IN THE RELEVANT CONSERVATION AREA APPRAISAL. DEVELOPMENT IN THESE AREAS WILL BE STRICTLY CONTROLLED TO ENSURE THAT IT REFLECTS RESPECTS THE CHARACTER OF THE AREA IN TERMS OF ITS LOCATION, SCALE, SIZE, DESIGN AND MATERIALS AND ALSO RESPECTS TREES AND IMPORTANT OPEN SPACE EXISTING BUILDINGS, STRUCTURES, TREES AND OPEN SPACES.

IN THE CONSERVATION AREAS THERE WILL BE A PRESUMPTION IN FAVOUR OF THE PRESERVATION OF ELEMENTS THAT MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA.

2. LISTED BUILDINGS AND OTHER BUILDINGS OF SIGNIFICANT HERITAGE INTEREST

DEVELOPMENT PROPOSALS ON SITES WITHIN THE SETTING OF LISTED BUILDINGS OR BUILDINGS OF SIGNIFICANT HERITAGE INTEREST, WHICH CAUSE VISUAL HARM TO THE SETTING OF THE BUILDING, WILL BE RESISTED. ANY PROPOSALS INVOLVING THE PARTIAL OR FULL DEMOLITION OF OR LOSS OF IMPORTANT HISTORIC FABRIC FROM LISTED BUILDINGS WILL BE REFUSED UNLESS IT CAN BE DEMONSTRATED THAT THIS IS UNAVOIDABLE.

3. REGISTERED HISTORIC PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST AND OTHER GARDENS OF SIGNIFICANT HERITAGE INTEREST

DEVELOPMENTS WITHIN OR IMMEDIATELY ADJACENT TO REGISTERED PARKS AND GARDENS WILL BE EXPECTED TO TAKE THEIR SPECIAL QUALITIES INTO ACCOUNT AND, WHERE APPROPRIATE, TO MAKE A POSITIVE CONTRIBUTION TO THEM. PROPOSALS AFFECTING REGISTERED HISTORIC PARK AND GARDENS AND OTHER GARDENS OF SIGNIFICANT HERITAGE INTEREST, OR THEIR SETTINGS, SHOULD RESPECT AND SAFEGUARD THEIR CHARACTER.

4. SCHEDULED MONUMENTS

APPLICATIONS FOR DEVELOPMENT THAT WOULD IMPACT A SCHEDULED MONUMENT WILL NEED TO DEMONSTRATE THAT THEY HAVE TAKEN THE PARTICULAR IMPORTANCE OF THE MONUMENT AND ITS SETTING INTO ACCOUNT AND THAT SCHEDULED MONUMENT CONSENT HAS EITHER ALREADY BEEN OBTAINED OR IS LIKELY TO BE GRANTED. NATIONAL POLICY GIVES ADDITIONAL POLICY GUIDANCE ON DEALING WITH BOTH DESIGNATED AND UNDESIGNATED HERITAGE ASSETS, AND WILL BE APPLIED BY THE COUNCIL WHEN DETERMINING PROPOSALS.

PLANNING POLICY STATEMENT 5 (PPS5) AND ITS ASSOCIATED PRACTICE GUIDE, GIVES ADDITIONAL POLICY GUIDANCE ON DEALING WITH BOTH DESIGNATED AND UNDESIGNATED HERITAGE ASSETS, AND WILL BE APPLIED BY THE COUNCIL WHEN DETERMINING PROPOSALS.

PROPOSALS THAT AFFECT SUCH SITE AS THOSE MENTIONED ABOVE SHOULD ALSO GIVE ADEQUATE CONSIDERATION OF HOW THE PUBLIC UNDERSTANDING AND APPRECIATION OF SUCH SITES COULD BE IMPROVED.

IN LINE WITH NPPF, RIBBLE VALLEY AIMS TO SEEK POSITIVE IMPROVEMENTS IN THE QUALITY OF THE HISTORIC ENVIRONMENT THROUGH THE FOLLOWING:

A) MONITORING HERITAGE ASSETS AT RISK AND:

D) SUPPORTING DEVELOPMENT/RE-USE PROPOSALS CONSISTENT WITH THEIR CONSERVATION:

II) CONSIDERING USE OF LEGAL POWERS (BUILDING PRESERVATION NOTICES, URGENT WORKS NOTICES) TO ENSURE THE PROPER PRESERVATION OF LISTED BUILDINGS AND BUILDINGS WITHIN THE CONSERVATION AREAS.

B) SUPPORTING REDEVELOPMENT PROPOSALS WHICH BETTER REVEAL THE SIGNIFICANCE OF HERITAGE ASSETS OR THEIR SETTINGS.

C) PRODUCTION OF DESIGN GUIDANCE.

D) KEEPING CONSERVATION AREA MANAGEMENT GUIDANCE UNDER REVIEW.

E) USE OF LEGAL ENFORCEMENT POWERS TO ADDRESS UNAUTHORISED WORKS WHERE IT IS EXPEDIENT TO DO SO.

The protection of heritage assets is recognised in national policy and makes a significant contribution to the character and inherent qualities of the borough. It is important to provide clear guidance on the treatment of these assets through the development management process.

KEY STATEMENT POLICY DME5: RENEWABLE ENERGY

10.16 THE BOROUGH COUNCIL WILL SUPPORT THE DEVELOPMENT OF RENEWABLE ENERGY SCHEMES, PROVIDING IT CAN BE SHOWN THAT SUCH DEVELOPMENTS WOULD NOT CAUSE UNACCEPTABLE HARM TO THE LOCAL ENVIRONMENT OR LOCAL AMENITY. IN ASSESSING PROPOSALS, THE BOROUGH COUNCIL WILL HAVE PARTICULAR REGARD TO THE FOLLOWING ISSUES:

- THE IMMEDIATE AND WIDER IMPACT OF THE PROPOSED DEVELOPMENT ON THE LANDSCAPE, INCLUDING ITS VISUAL IMPACT AND THE CUMULATIVE IMPACTS OF DEVELOPMENT.
- THE IMMEDIATE AND WIDER IMPACT OF THE PROPOSED DEVELOPMENT ON THE LANDSCAPE, INCLUDING ITS VISUAL IMPACT AND THE CUMULATIVE IMPACTS OF DEVELOPMENT
- THE MEASURES TAKEN TO MINIMISE THE IMPACT OF THE PROPOSALS ON RESIDENTIAL AMENITY
- THE POTENTIAL BENEFITS THE PROPOSALS MAY BRING
- THE VISUAL IMPACT OF THE PROPOSALS, INCLUDING DESIGN, COLOUR AND SCALE

BUILDING IN CONTEXT TOOLKIT Principle 1 A successful project will start with an assessment of the value of retaining what is there	BUILDING IN CONTEXT TOOLKIT Principle 2 A successful project will relate to the geography and history of the place and the lie of the land	BUILDING IN CONTEXT TOOLKIT Principle 3 A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context
BUILDING IN CONTEXT TOOLKIT Principle 4 A successful project will sit happily in the pattern of existing development and the routes through and around it	BUILDING IN CONTEXT TOOLKIT Principle 5 A successful project will respect important views	BUILDING IN CONTEXT TOOLKIT Principle 6 A successful project will respect the scale of neighbouring buildings
BUILDING IN CONTEXT TOOLKIT Principle 7 A successful project will use materials and building methods which are as high quality as those used in existing buildings	BUILDING IN CONTEXT TOOLKIT Principle 8 A successful project will create new views and juxtapositions which add to the variety and texture of the setting	

Download the full Building in Context Toolkit with supporting material below:

[Building In Context Toolkit Checklist - pdf - 629kb](#)

[Building In Context Toolkit Foreword - pdf - 91kb](#)

[Case Study Poster for reference: Horsebridge 1 - a model development - pdf - 2,447kb](#)

[Case study Poster for reference: Horsebridge 2 - poster - pdf - 2,462kb](#)

[Case Studies: Creative refurbishment of the terraced house - pdf - 1,309kb](#)

[Case Studies: Old Haymarket, Liverpool & The Piggeries, Frome - pdf - 1,652kb](#)

The Building in Context TOOLKIT contributes to local and national initiatives that will enable: