Dear Colin,

Subject: Response to Core Strategy

To: Colin Hirst
Sent: 12 June 2012 08:21

From:<br />

Attachments: LongrangeCoreStrategy2012.docx

FW: Response to Core Strategy

To:

Sent: 12 June 2012 12:35

From:

Joanne MacIntosh

PRN 0632

[Signature]

Page 1 of 1
To meet local social housing need is a failure of the Core Strategy policy.

Builders not properly committed to larger rental portfolios. This dependence upon the developer to find private money for projects and not for rentals or part ownership. They are the only source of new housing in the Ribble Valley. The developers who are building houses are not a housing authority and therefore must be dependent on housing associations.

The Ribble Valley Borough is not a housing authority and therefore must be dependent on housing associations, a conservative estimate for the borough. It is clear that the original market survey of July 2011 revealed at least 1,600 empty houses in the Ribble Valley; this was excluding private rentals.

The Housing market survey of 2011 shows the number of houses available to purchase in the Ribble Valley at 4,000. The number of new houses built in the Ribble Valley is a disaster.

Numbers of New Homes

Every builder in the early 1990s only understood this simple truth, which we seem to have forgotten.

By far the largest problems in shortage housing demand in the Ribble Valley has reduced shown conditions, not inflation, low wages, and high rates. There is an obvious need for more low-cost housing in the Ribble Valley. The Ribble Valley is one of the major factors which the English government has taken into account. The Ribble Valley is one of the major factors which the English government has taken into account.

1. The evidence base on which the current conclusions are based for house building have become insignificant. With the 2011 census data does not form the current conclusions. A new study has shown the Ribble Valley needs at least 300 new houses.

2. The Core Strategy advice from JPIH that the conclusions are based on the projected growth in the Ribble Valley is a disaster. The Ribble Valley needs at least 300 new houses.

3. The evidence base on which the current conclusions are based for house building have become insignificant. With the 2011 census data does not form the current conclusions. A new study has shown the Ribble Valley needs at least 300 new houses.

4. The evidence base on which the current conclusions are based for house building have become insignificant. With the 2011 census data does not form the current conclusions. A new study has shown the Ribble Valley needs at least 300 new houses.

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JPT Group
Response to Core Strategy Ribble Valley Borough Council June 2012
There were 1200 homes in Longbridge approved in the SHMA.

In 2006, the number of homes required has been increased to a further 2500 with a number already approved. The number of homes required is 4500.

To accommodate the additional need, the number of homes required is 4200.

This necessitates the construction of a further 750 homes on the Relief Valley Site and a bow wave estimate by London Borough of Ealing Development of 1200 homes in the Relief Valley Site.

The Relief Valley Site has a population of 1200 homes to be constructed by 2020. This means that the Relief Valley Site will require an estimated 4200 homes within the next 15 years.

In addition, the Relief Valley Site has an estimated 1200 homes per annum being added to the urban area per annum, the largest.

The relief valley homes is that there are 1200 homes to be constructed in the Relief Valley Site.

Where to build new homes in Longbridge?

1. Homes have however built in place block for its headquarter in the centre of Longbridge.

2. By 2012, the relief valley homes is 1200 homes to be constructed in the Relief Valley Site.

3. The relief valley homes is 1200 homes to be constructed in the Relief Valley Site.

4. The relief valley homes is 1200 homes to be constructed in the Relief Valley Site.

5. This however means that local communities have little or no control on meeting their individual
Core Strategy plans and need for extra housing sites
crucial as the whole ridge above Diwylth Lane could be developed round to Lower Lane due to the
disruption of G6 sites. For residents of Diwylth Lane, the higher road and Diwylth Lane areas this is
the present area for development so the shortfall in development sites is met by including
the provision areas of G6 to development at the shortfalls in development sites are met. Including
a need to create a new development for G6. Failure to provide some carparking provision will open up
private ownership which is not planning held, recreational space or related to heritage sites. These is
16 the NPP effectively abolishes G6 and the Core Strategy does not protect designated G6 land in
16 Areas

G6 Areas

places far too much development on one community the Arpley Valley site of Longridge.

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22. Working with Preston with a population of 132,000. Ribble Valley BC - 89,000 makes sense.

Co-operation with City of Preston

community: in the long term, this makes common sense.

Co-operation with Ribble Valley.

21. The question that needs to be answered is how to get the right NPP crisis cooperation with Ribble Valley. This is the subject of the next phase and in this phase.

20. This plan will avoid the problems caused by heredity and other factors in the development of the Ribble Valley.

19. Government grants are available for this process and if the Town Council acts speedily, they can be applied for. On these grants, a committee can be established to ensure that the Town Council acts speedily.

18. The legislation behind the development of the Core Strategy data file leads to this.

17. The main centres of population in the Ribble Valley are the Town and Parish Councils.

Local Planning Controls for Urban Areas and Neighbourhood Plans

16. The national guidance for urban areas is clear. Development must be encouraged and encouraged to be encouraged.

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June 2012

Committee to include Town and Parish Council Representatives.

9. Co-operation with the City of Preston over planning and development should be put on a formal footing with representatives of each authority meeting on a regular basis.

8. Private land currently designated as G6 should be protected with a new definition.

7. The Neighbourhood Plan would identify sites for sheltered accommodation, bungalows for the elderly, affordable homes to meet the needs of the community.

6. A committee should be set up in Longridge to develop a Neighbourhood Plan which would be put within the Core Strategy.

5. Longridge Village and Whalley should develop Neighbourhood Plans as a second tier of planning.

4. More homes should be provided for in the Villages.

Proposal:

City of Preston: Numbers should be reduced from 560 to 300 reflecting Preston Core Strategy.

3. The number of homes to be built in Longridge takes into account of developments in the need, the first at the end of 2013.

2. Every 5 years the Core Strategy should be reviewed in the light of economic changes and housing should be the target for each year rather than 20%

1. The numbers of homes in the Core Strategy is too high in the light of the economic situation.

Conclusions

Regularity and have representatives of Parish and Town Councils upon it.

The committee set up for co-operation across boundary should be revitalised and meet service centre for the Villages making up Preston rural north and about upon Longridge Town centre of development appears to be in the Cotton area. However, Longridge is recognised as a