Philip Dagnall

From: [Redacted]
Sent: 15 June 2012 16:59
To: Core19
Subject: Core Strategy

I have the following comments to make on the Core Strategy.

It is acknowledged in the document that the Strategy may have to be amended in the light of the final version of the NPPF, but there is no reference to possible changes that may come about when the RSS is revoked under the terms of the 2011 Localism Act. To what extent are the housing figures based on those very high ones in the RSS which replaced the Lancashire Structure Plan? Will you need to revise downwards?

Does the housing total for Longridge take account of those proposals on the Preston boundary such as the 700 dwellings with permission at Whittingham and potential ones at the old Ridings and Ryans sites? It is impossible for Longridge to be looked at in isolation from Preston. You should be teaming up with that Borough to produce a joint strategy for that part of Ribble Valley, just as Preston have with Chorley and South Ribble.

There is an apparent mismatch between 3000 housing allocations and only 9 hectares of employment land. You say there will be other employment created on brownfield sites, but Ribble Valley's DC record in allowing disused employment sites to be used for (non-affordable) housing, such as Brockhall, Calderstones, Langho and many smaller sites such as Chaigley, does not suggest you are capable of implementing such a policy. Thus, out-commuting will increase and that is unsustainable.

In fact my main concern about the Strategy overall is your ability to implement it. I worry about whether you will fulfill the good intentions on the proportion of affordable housing; experience to date shows you will not. You are too soft generally with housing developers. A prime example is Greenbank Quarry in the AONB where a permission for holiday chalets has become a full blown housing site due to lack of any will on the part of the Council to ensure compliance. A categoric statement is needed in the Core Strategy to the effect that the Borough will strengthen its implementation and enforcement capability to make the policies succeed (and not keep rolling over as you have in the past).

15/06/2012