Before using this form to make any comments, please ensure that you have read the Core Strategy document and the Guidance Notes, which can be found on Ribble Valley Borough Council's website - www.ribblevalley.gov.uk and follow the Core Strategy link. If after reading the Guidance Notes you have any queries in completing the form, please telephone 01200 425111.

This form has two parts:
Part A - Personal Details (you need only complete one copy of Part A)
Part B - Your comment(s) (Please complete a separate Part B for each comment you wish to make.)

All completed comments forms must be received by the Council no later than 5:00 pm on Friday 15th June 2012.

Please return paper copies marked 'CORE STRATEGY CONSULTATION' to Council Offices, Church Walk, Clitheroe, BB7 2RA

Part A

Q1 Please can you provide the following information which will assist us in contacting you if we need to discuss any of your comments further.

Name
Name of Organisation (if you are responding on behalf of an organisation)
Database Reference number (if you have one)

Address
Post Code
Email address
Phone number

Copies of all comments made in Part B of the form will be put in the public domain and are not confidential, apart from any personal information. All personal information within Parts A and B will only be used by the Council in connection with the Local Development Framework and not for any other purpose and will be held in accordance with the Data Protection Act 1998.
The Council will summarise the comments and all representations will be made available to the Planning Inspectorate.
Part B

Please use a separate form for each individual comment.

Q2 Name / Name of Organisation (if you are responding on behalf of an organisation)

Q3 To which part of the Core Strategy does this comment relate?
Part of document eg Key statement reference, 'Vision' section etc...
Paragraph No.

Q4 As a consequence do you consider the Core Strategy is:
   i) Legally compliant  [ ]
   ii) Sound * [ ]

* The considerations in relation to the Core Strategy being sound are explained in the Guidance Notes

Q5 If you consider the Core Strategy is unsound, is this because it is not...
   (please tick the appropriate box)
   Justified [ ]
   Effective [ ]
   Consistent with national policy [ ]
   Positively prepared [ ]

Q6 Please give details of why you consider that the Core Strategy is not legally compliant or sound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Core Strategy, please also use this box to set out your comments. Please continue on a separate sheet if required.

1) The original plan for 4,000 houses is unrealistic at this time of economic upheaval.
2) The Council has paid 'lip service' to the very genuine concerns of local people - working as they have been under pressure from the Government. They have not really listened - or if they have, made only token adjustments to plans. Residents of the R.V. have been accorded very little say in the decision making process.
3) The lack of clarity, 'obfuscation' & shear complexity of the Comments Form are guaranteed to disorient the vast majority of the electorate from disagreeing, the Core Strategy documents themselves are unoffensively & likewise deter people from giving them the time & attention - particularly those without a computer. What a pity! (See Notes Attached.)
Q7

Please set out what change(s) you consider necessary to make the Core Strategy legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness.

You will need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be precise as possible. Please continue on a separate sheet if required.

1) A more pragmatic approach. It certainly can make, especially as far as numbers of houses is concerned.
2) There is an obvious need for investment in Affordable Housing. How this can best be achieved—without building vast numbers of properties for general sale—luxury properties etc. Perhaps more divergent thinking about how private investment—private enterprise could be involved?
3) Further discussion is necessary around the details of infrastructure and sustainability, whatever the scale of development.
4) Further opportunities for people to have their say by way of meetings or simply in writing—say a regular column in the local newspaper or interventions by local M.P’s (e) now the process is nearing completion.

Please note: your comment should cover succinctly all the information, evidence, and supporting information necessary to support/justify the comment and the suggested change, as there will not normally be another opportunity to make further comments based on the original comment made at the publication stage.

After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues he/she identifies for examination in the forthcoming Examination in Public. Please note also that the Inspector is not obliged to consider any previous comments that have been made in respect of the Core Strategy. You are urged, therefore, to re-submit on this form any previously submitted comments that, in your view, remain valid and that you wish the Inspector to consider.

Q8

If your representation is seeking change, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination  
Yes, I do wish to participate at the oral examination

DIRECTOR OF COMMERCIAL SERVICES

17 JULY 2012
Q9 If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary. (Please note that the Inspector will determine who participates.) Please continue on a separate sheet if required.

Q10 If you wish to be kept informed as the Core Strategy progresses through to adoption, please indicate which of the following stages you wish to be informed of by ticking the box(es) below.

- Submission of the Core Strategy to the Secretary of State for independent Examination
- The publication of the Inspector's report following the Examination
- The formal adoption of the Core Strategy

Q11 If you have any other comments to make on the Core Strategy that have not been covered elsewhere, please use the box below. Please continue on a separate sheet if required.

I have found this form somewhat 'baffling' and certainly not geared to encouraging a response from ordinary residents like myself. I was originally told I had to submit a separate 'Comments Form' for each topic I wished to make, & handed a 'wad' of forms. At a later meeting I was told this was not necessary. Anyway, I hope I have made my particular opinions clear. Thankyou!

Q12 Date of completion

21/01/12

Q13 Signature

Thank you very much for taking the time to complete this comments form, your comments are very much appreciated.

If after reading the Guidance Notes you should have any queries in completing this form please telephone 01200 425111
6.2) "Soundbites" such as 'We're All in This Together' undertakings such as 'The Live Strategy', if they are to have any meaning for the general public. The ruling minority (National + local levels) often appears out of touch with the electorate - the very people who voted for them. In this situation, local councils have been pressured into following government directives. Cash incentives have been 'put on the table'. Many of their 'good decisions' have been overruled by senior government inspectors, whilst the genuine concerns of local residents have been swept into the long grass. Indeed, the 'winners' in this particular exercise appear to be the Councils, the landowners & the developers (not to mention the Government!); certainly not the local people. 'Money' has yet again become 'the order of the day'. Where is the democracy in all this?

7.2) A recent article in 'Countryfile Magazine' regarding a study by Mark Shucksmith (University of Newcastle 2011) was brought to my attention regarding 'Affordable Housing in Rural Areas'. It states the obvious - that in many rural areas houses are just too expensive for the majority of younger people. They are forced as older, wealthier people move in. He argues that average house prices in many areas are in excess of $240,000. His 2011 study comparing rural house prices between 1999-2009 found an average price rise of 125% in 10 years, possible higher in some areas. Compared to this figure, rural wages rose just 37% to $18,538. At the same time, he notes there have been drastic cuts in the Government's Budget for new Social Housing. Most people are unhappy with this situation and acknowledge the need for action.
I have read the Council's 'Core Strategy' - publication version, including:

Chapter 2 (Understanding the Area)
P. 24 (2.22) Open Space Assessments
P. 27 (2.31) Conservation Area Appraisals. (Preservation)
Chapter 5 (Environment)
P. 43 (5.0) Statement on Green Belt
P. 44 (5.1) Protection of landscape
& ONB Forest of Bowland
Chapter 10 (Development & Management Policies)
P. 85 (10.13) Landscape and Townscape Protection
(Ponds - Stone Walls - Hedges - Trees etc)
P. 86 (10.14) Conservation (Wildlife) etc.
P. 96-7 (10.25-1026) Recreation - Space Provision

My school motto was 'Facta non Verba' which roughly translated means 'Actions not Words.' With these words in mind, I remain hopeful the Council will remain true to the above undertakings and will 'walk the walk' not simply 'talk the talk.' Thus is, it will continue to be, much opposition to over-development in areas like the Ribble Valley where there are definite conflicts of interest between government policies on building & farming. Much more thought is necessary before final decisions are made. Once our precious green spaces have been developed, there is a turning back. The valley we have enjoyed will be gone forever. Our children & our children's children will not thank us!

DIRECTOR OF COMMERCIAL SERVICES

1st JULY 2012