Please use a separate form for each individual comment.

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

Q3 To which part of the Core Strategy does this comment relate?
   Economy
   Part of document eg Key Statement reference, 'Vision' section etc...
   7.16

   Paragraph No.

Q4 As a consequence do you consider the Core Strategy is:
   Yes  No
   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
   □ Consistent with national policy
   □ Effective
   □ 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.

7.16 states that a "developer led approach" is not the preferred route but options D & E appear to be exactly this. Option D in particular is described as representing "a new extension to the town" (SA 4.4.2) but the justification for this, or any other similarly large scale development is not explored. Such large scale development does not appear to grow out of RVBC's strategic objective of retaining the best aspects of the area's qualities and character. The impact of such a large and visible scheme situated between the two parts of the AONB is not clearly analysed and the SA's appraisal of this scheme in contrast to other options is confusing and unconvincing.
Q7 Please set out what change(s) you consider necessary to make the Core Strategy legally compliant or sound, having regard to the test(s) 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 as precise as possible.

To be sound the strategy must provide a much more robust justification of its preferred option in the light of its scale; impact on its sensitive location; loss of open countryside and amenity; and the extension of 1970's and earlier development on the south side of Clitheroe. The scoring of the SA should be clarified to produce a clear ranking of strategic options and a convincing argument that this option (or any other option that is based on large scale new development) is significantly more sustainable.

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

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.)
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 ☑

If you have any other comments to make on the Core Strategy that have not been covered elsewhere, please use the box below.

I am grateful to staff at RVBC who took the time to discuss aspects of the core strategy with me and satisfied that opportunities for comment were afforded at various key stages in its formulation. I feel however that the inclusion of two specific developer led proposals as strategic options in June 2011; and the adoption of the Standen Estate as a preferred option by the Planning Committee in December 2011; skewed the Core Strategy and led discussion to focus on the likely future details of these schemes at the expense of a clear strategic overview of development in the whole Ribble Valley. The strategic choice seems disappointingly old fashioned and unimaginative in an area of such outstanding landscape and quality of life.

Date of completion
12/06/12

Thank you very much for taking the time to complete this comments form, your comments are very much appreciated. Please click the submit button below to send us your comments.