Comments from Hyndburn Borough Council on Ribble Valley Borough Council's Core Strategy

June 14th 2012

The following comments relate specifically to the Development Management Policies. It was felt that some of the wording in the policies would benefit from further clarification, currently some of the policy wording is open to interpretation.

Dwellings in the open countryside

- what amount of reconstruction is acceptable? Page 91

Conversion of barns and other buildings to dwellings

- what is extensive building? Page 92
- what is ‘sufficient size for a family’? page 92

Residential and Curtilage extensions

- what is ancillary?
- what is modest?
- how is edge of settlement defined? Does the policy allow for garden extensions in green belt and if so is this appropriate development? Seems very general.

Supporting business growth and local economy

- what sort of supporting information? Page 94
- 6 months seems very short/ normally more like 12/18 months page 94

The Conversion of barns and other rural buildings for employment uses

- need to know what amount of re-build would be acceptable
- where has the 60/40 workspace to living accommodation come from?

Recreation and Tourism Development

- what is supposed to be large scale?
- may be list what tourism and visitor attractions are acceptable, eg scale of hotels/b+b’s would a Travelodge be acceptable?

Open Space

- how has the 1 hectare figured been arrived at?
- how are sums of money arrived at?
- is there a supporting SPG/SPD?