Ribble Valley Core Strategy
Regulation 19 Comments Form

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. If after reading the Guidance Notes you should have any queries in completing this form please telephone 01200 425111.

This form has two parts:
Part A - Personal details
Part B - Your comment(s) (please submit a separate response for each comment you wish to make)

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

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?

- Housing

Part of document eg Key Statement reference, 'Vision' section etc...

**Q4** As a consequence do you consider the Core Strategy is:

- [ ] Yes
- [x] 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)

- [x] 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.

I wish to complain about the huge housing estate planned for Clitheroe on the land formally owned by the Standen Estate on the Green Belt around Standen Hall up to Pendle Road. It is ridiculous to put such a large development on the edge of Clitheroe on land that should be kept as Green Belt. Standen Hall has already planted a huge buffer or protection zone of several rows of fast growing trees, to protect it from the unpleasant noise & disruption of the development. What protection will the rest of us have living in the area, while a new mini town is built on our doorsteps? And as we lose vital open space in which to walk and enjoy the countryside? The development is too large & just an easy option for the council because Standen Hall want to sell their land & make money out of other people's misery. The extra population will put huge demands on already stretched health provision, schools, town parking, traffic and other services. The proposed access to the development is to be off Pendle Road, causing yet more congestion, at busy periods to the very dangerous junction at the top of Pendle Road & the A59. A junction which should have been given a round-a-bout many years ago, but which apparently hasn't yet offered up enough lives to 'justify' the required investment. Clitheroe will lose its identity & uniqueness if this development goes ahead. Most of the new population will use their massive estate as a commuter village and will contribute little to the economic regeneration of the town - just put an impossible strain on existing resources. I object wholeheartedly to the proposed massive increase in housing in Clitheroe.

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.

Do not put all the proposed housing in one large site in Clitheroe. Build smaller developments across the whole borough, do not concentrate everything in Clitheroe & Whalley, which has also undergone excessive house building.
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.)

   The council needs to understand the strength of feeling from ordinary people living in Clitheroe; to this appalling proposal to swamp Clitheroe in excessive house building.

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

Date of completion

17.05.2012

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.