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 should 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 5:00pm 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
\[\text{[Redacted]}\]

Name of Organisation (if you are responding on behalf of an organisation)
\[\text{[Redacted]}\]

Database Reference number (if you have one)
\[\text{[Redacted]}\]

Address
\[\text{[Redacted]}\]

Post Code
\[\text{[Redacted]}\]

Email address
\[\text{[Redacted]}\]

Phone number
\[\text{[Redacted]}\]

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.
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...
DMG 2
Paragraph No.
10.5

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

i) Legally compliant
   Yes [ ] No [x]

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 [x]
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.

Please see attached statement.
QUESTION 6

The Core Strategy is unsound in that it fails to deal with the crucial issue of what constitutes a Settlement and no settlement boundaries are defined. In the Ribble Valley Districtwide Local Plan the villages were defined in Policy G4 and the boundaries were shown on the inset maps. However, in accordance with Annex 1, paragraphs 214 and 215 of the National Planning Policy Framework, only limited weight can be given to the Local Plan. Furthermore, the boundaries established by the Local Plan which was adopted in 1998, are, in many cases, clearly out-of-date and need to be reappraised if the Development Management Policies of the Core Strategy are to be effective.

Reference is made in paragraph 4.2, Key Statement DS1 Development Strategy, to “small scale development in smaller settlements that are appropriate for consolidation and expansion or rounding off of built up areas.” It is also noted that in the section dealing with housing some 816 houses are planned in “other settlements.”

In Section 10, Development Management Policies, is Key Statement DMG 2. This policy refers to “Development within defined settlements” and “outside of settlement areas.” However these terms are not defined anywhere within the Core Strategy. In the Glossary section of the Strategy a definition is given for Open Countryside. This is defined as land outside of “Settlement Areas” but again this term is not defined.

The Development Management Policies will carry increasing weight as the Core Strategy nears adoption. Given the settlement pattern in Ribble Valley the impact of these policies on the villages will be crucial. As recognised by Key Statement DS 1 a number of these settlements are appropriate for consolidation, expansion or rounding off. Whilst, in due course, some villages may have sites identified in the land allocations DPD this will not be for a considerable time and will not deal with current issues in villages such as Chipping where recent developments outside of the Local Plan settlement boundary require a more flexible approach to new proposals which, in accordance with Key Statement DS 1, have recognised regeneration benefits or are for identified local needs.
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.

To be "sound" the Development Management policies of the Strategy need to be effective, unambiguous and capable of implementation. To achieve this the term "settlement" must be defined. However, the definition cannot rely on the settlement boundaries established by the 1998 Local Plan which are clearly out of date and do not reflect today's reality. A definition is required which allows development in accordance with Key Statement DS1.

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.) 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.

Q12 Date of completion

11/06/12

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