13 June 2012

SPECIAL DELIVERY
Core Strategy Consultation
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir or Madam

RVBC
Core Strategy 2008-2028
A Local Plan for Ribble Valley
Regulation 19 Consultation Draft

Representations on behalf of

I refer to the above matter.

Please find enclosed one representation on our client's behalf in relation to land at Sabden.

These representations have also been submitted online.

Please acknowledge receipt of the enclosed representations.

Yours faithfully

cc C Hirst (via email)

Enc

Email:
Ribble Valley
Local Development Framework

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 - 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
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...

KEY STATEMENT DS1

Paragraph No.

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

i) Legally compliant
   Yes [ ] No [ ]

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

ii) Sound *
   [ ]

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. Please continue on a separate sheet if required.

SEE ATTACHED SHEET
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.

N/A

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.

N/A

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.

N/A

Q12 Date of completion

11/30/94

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
SABDEN

1. The Town & Country Planning Association are opposed to the development of the site on Squires Road which would have led to a significant increase in traffic and would have an adverse impact on the local environment.

2. It is not appropriate to promote a site of this type via the Core Strategy process and must be treated carefully, particularly in the light of the Local Plan Framework's policies on sustainable development.

3. However, it is recognised that the village of Sabden does have issues in relation to parking, community infrastructure and affordable housing and the land is well located to play a significant role in addressing these issues at some point in the future.

4. Furthermore, we therefore wish to support the Core Strategy’s development strategy in terms of the overall distribution of housing in the Borough, which provides for a quantum of development in the “other settlements”. They also welcome and support the strategic objectives set out in paragraphs 3.10 to 3.19 of the Core Strategy, particularly insofar as they relate to improving accessibility and service delivery to address rural isolation and to contribute to sustainable local development.

5. We recognise that the land at Sabden is within an Area of Outstanding Natural Beauty and that any future development must be of a scale and type which would complement and improve local infrastructure and facilities such as open space and car parking. Clearly any detailed assessment of the needs of Sabden must be within the context of subsequent local development framework documents such as the allocations development plan document. Such a process can only be undertaken with the active involvement and support of the local community and representative groups such as the Parish Council.

6. It is considered that the land at Sabden could indeed have a role to play in improving the local infrastructure and facilities in the village in which case a thorough process of community engagement should be commenced at the appropriate time.

Ref: RAP/PJM/1670-Q6