15th June 2012

Delivered by Email and Post

Planning Policy
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Dear Sirs

RIBBLE VALLEY CORE STRATEGY PUBLICATION VERSION (REGULATION 19)
CONSULTATION DRAFT

On behalf of our client, we have reviewed the Publication Version of the Ribble Valley Core Strategy, and would like to take this opportunity to comment on the document.

The Core Strategy Vision

Sainsbury's supports the Council's overall vision for the Ribble Valley through to 2028. Sainsbury's particularly supports the recognition of the importance of the market towns and villages within the plan area, and the important role that these centres play in providing for the needs of residents, businesses and visitors. As the Council infer, it will be important to facilitate growth within the existing service centres in a way that balances the need for development with the need to conserve the quality of the environment. This approach is considered to be in accordance with national policy contained in the National Planning Policy Framework (NPPF) which requires local planning authorities to recognise town centres "as the heart of their communities and pursue policies to support their viability and vitality" (Paragraph 23).

Sainsbury's also supports the Council's objective to improve the competiveness and productivity of local businesses by safeguarding and promoting local employment opportunities.

However, Sainsbury's suggest that the objective is expanded to specifically refer to retail uses as an important source of employment. Large retail developments are a significant source of local employment opportunities that are both attainable and achievable to local people. It is also important to ensure a high quality retail offer is provided for in the key service centres of Clitheroe, Longridge and Whalley.
Suggested Change:

- Expand the supporting text relating to the Core Strategy Vision to include specific reference to acknowledge retail uses as an important source of local employment opportunities.

Strategic Objectives

Following on from the Core Strategy Vision, Sainsbury's support the principle of the Council's identified strategic objectives which will help to deliver the vision during the plan period, however Sainsbury's request that the objectives are extended to recognise existing retail operators as important local businesses which should be protected and their expansion encouraged.

In particular, Sainsbury's support the objectives set out in Paragraphs 3.14 and 3.16 to "improve the competitiveness and productivity of local businesses by safeguarding and promoting local employment opportunities" and to "support existing retail business whilst improving the retail offer by ensuring the vitality and viability of the retail areas are considered".

As the Council is aware, Sainsbury's currently operate two large foodstores within the Ribble Valley authority area; in Clitheroe and Longridge. Both stores are well-established and provide a significant number of employment and training opportunities for local people. They also act as key anchors within Clitheroe and Longridge and help to support the vitality and viability of these centres. As such, the stores should be recognised as important businesses to be protected in order to safeguard and promote local employment opportunities. The Council should actively seek to encourage the expansion and/or improvement of existing businesses in order to help reduce the high level of daily out-commuting from the borough to access employment opportunities, which has been identified by the Council.

The Council also acknowledge the need to reduce the loss of retail expenditure to nearby towns and cities in order to ensure the future of the towns in the Ribble Valley. Sainsbury's support this objective and highlight the importance of ensuring that a high quality and diverse retail offer is provided within the borough. Future policies should acknowledge the role of existing retail locations and support an appropriate scale of retail growth and renewal in these locations.

Suggested changes:

- The fourth objective and supporting text (Paragraph 3.14) should be expanded to make specific reference to retail uses as an important source of employment opportunities.
- The sixth objective and supporting text (Paragraph 3.16) should be expanded to make provision for the future expansion of existing large-scale retailers.
Strategic Spatial Policies

Key Statement DS1: Development Strategy

Sainsbury’s supports the Council’s preferred development strategy to locate the majority of new housing development within the main settlements of Clitheroe, Longridge and Whalley. Sainsbury’s also supports the identification of a strategic site (Staden) to the south of Clitheroe, where the majority of new housing is to be concentrated (see further comments below).

Key Statement EC1: Business and Employment Development

Sainsbury’s support the Council’s approach to identify additional employment land during the plan period, outlined in Key Statement EC1. The statement also claims that the expansion of existing businesses will be considered favourably. This approach is considered to be consistent with the NPPF as it will allow the development needs and requirements of existing and new businesses to be met throughout the plan period.

In accordance with guidance contained in the NPPF, future policies should allow for a positive approach to the determination of sustainable development proposals, particularly those which provide employment opportunities and deliver economic growth. Retail developments make a significant contribution towards creating sustainable communities by providing for local top-up needs within easy access of residential areas and, importantly, deliver economic growth by providing a large number of jobs within the local area. When considering employment land allocations, therefore, it should be acknowledged that not only can retail (as well as other non-B class employment generating uses) also generate jobs and economic growth, but they are often less sensitive than residential development in terms of amenity and can, therefore, act as a buffer between traditional B-Class employment uses and residential areas.

Suggested Change:

- The Council’s policies relating to business and employment development should acknowledge non-B Class Uses as important employment generators. Policies should also acknowledge that such uses can act as buffers between traditional B-Class employment uses and more sensitive uses, e.g. residential.

Key Statement EC2: Development of Retail, Shops and Community Facilities and Services

Sainsbury’s supports the Council’s objective to support and enhance the vibrancy, consumer choice and vitality and unique character of the important retail and service centres of Clitheroe, Longridge and Whalley. Sainsbury’s also supports the Council’s recognition that additional retail provision may be required to support the vitality and viability of the key centres during the plan period, as identified within the LDF evidence base (Employment Land and Retail Study). This approach is in line with NPPF guidance outlined in paragraph 23, which requires local planning authorities to allocate a range of suitable sites to meet the needs for retail and other main town centre uses during the plan period.
The Strategic Site (Chapter 9)

Sainsbury's support the identification of a mixed use strategic site at Standen, where the majority of new housing will be located. As advocated in Paragraph 17 of the NPPF, mixed use developments can bring significant benefits in creating sustainable communities, particularly in greenfield locations.

Suggested Change:

As a result Sainsbury's request the policy be expanded to include wording that makes clear that it may be appropriate for additional convenience retail floorspace to be provided in sustainable locations that are well placed to serve the community's everyday needs. Sainsbury's recommends that future policy should recognise that non-B class uses are important in promoting sustainable development in greenfield areas. Retail developments in particular can act as a buffer between residential and employment uses and can provide local employment opportunities close to where people live.

Development Management Policies

Key Statement DMR1: Retail Development in Clitheroe

Sainsbury's support the identification of Clitheroe as the location for the additional retail floorspace required during the plan period. Sainsbury's also supports the requirement for retail proposals beyond the main shopping centre to be considered on a sequential basis. This approach is in line with national policy in the NPPF, which states that applications for town centre uses which are located outside of town centres and are not in accordance with an up-to-date Local Plan should be assessed against the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and the impact on town centre vitality and viability, including local consumer choice and trade in the town centre.

Key Statement DMR2: Shopping in Longridge and Whalley

Sainsbury's support the overall objective of Key Statement DMR2 where proposals for new small-scale retail development will be approved on sites which are physically closely related to existing shopping facilities. However, Sainsbury's wish to highlight that Longridge, in particular, is an important service centre and provides for the retail needs of the surrounding area in the western part of the borough. As such, some provision should be made for the extension/ refurnishment of existing retail facilities within the town in order to ensure that the centre's vitality and viability is maintained.

Suggested change:

- Future retail policy developed from Key Statement DMR2 should make provision for the expansion of existing retail facilities which are located physically close to the centre. Policy should acknowledge the important role that Longridge plays in serving the top-up shopping needs of the western part of the borough.
I trust that these comments will be taken into account in your consideration of the Publication Version of the Core Strategy.

Please do not hesitate to contact me if you have any queries.

Yours sincerely

Assistant Planner
Ribble Valley Core Strategy
Regulation 19 Comments Form

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Part A

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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...

| VISION | 3.4 - 3.9 |

Paragraph No.

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

<table>
<thead>
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<th>Yes</th>
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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)

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<th>Consistent with national policy</th>
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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.

VISION AND SUPPORTING TEXT IS NOT CONSISTENT WITH NATIONAL POLICY
PLEASE REFER TO COVERING LETTER) .
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.

VISION AND SUPPORTING TEXT SHOULD BE EXPANDED TO INCLUDE SPECIFIC REFERENCE TO ACKNOWLEDGE RETAIL USES AS AN IMPORTANT SOURCE OF LOCAL EMPLOYMENT OPPORTUNITIES (PLEASE REFER TO COVERING LETTER).

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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.

TO ENABLE ELABORATION ON REPRESENTATIONS AND TO PROVIDE FURTHER INFORMATION AS NECESSARY.

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.

PLEASE REFER TO COVERING LETTER

Q12 Date of completion

15/06/2012

Q13 Signature

Thank you very much for taking the time to complete this comments form, your comments are very much appreciated.

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**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.

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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...
    Strategic Objectives
    Paragraph No.

Q4  As a consequence do you consider the Core Strategy is:
    i) Legally compliant        Yes          No
    ii) Sound *  Yes          No

* 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                   No
    Effective                   Yes
    CONSISTENT WITH NATIONAL POLICY  Yes
    Positively prepared         Yes

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.

OBJECTIVE AND SUPPORTING TEXT IS NOT COMPLIANT WITH NATIONAL POLICY WHICH PROMOTES ALL FORMS OF SUSTAINING ECONOMIC GROWTH (PLEASE REFER TO COVERING LETTER).
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.

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OBJECTIVE AT PARAGRAPH 3.14 SHOULD BE EXPANDED TO MAKE SPECIFIC REFERENCE TO RETAIL USES AS AN IMPORTANT SOURCE OF EMPLOYMENT OPPORTUNITIES (PLEASE REFER TO COVERING LETTER).

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As a consequence do you consider the Core Strategy is:

i) Legally compliant
   Yes □ No □

ii) Sound *
   □

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If you consider the Core Strategy is unsound, is this because it is not... (please tick the appropriate box)

   Justified □
   Effective □
   Consistent with national policy □
   Positively prepared □

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Please give details of why you consider that the Core Strategy is not legally compliant or sound. Please be as precise as possible.

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STRATEGIC OBJECTIVE IS NOT COMPLIANT WITH NATIONAL POLICY WHICH PROMOTES THE EXPANSION OF EXISTING BUSINESSES (PLEASE REFER TO COVERING LETTER).
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OBJECTIVE AT PARAGRAPH 3.16 SHOULD BE EXPANDED TO MAKE PROVISION FOR FUTURE EXPANSION OF EXISTING LARGE-SCALE RETAILERS (PLEASE REFER TO COVERING LETTER).

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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.
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IT IS NOT COMPLIANT WITH NPPF AS DOES NOT POSITIVELY PLAN FOR ALL FORMS OF SUSTAINABLE ECONOMIC GROWTH (PLEASE SEE COVERING LETTER).
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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...

CHAPTER 9: STRATEGIC SITE

Paragraph No.

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

i) Legally compliant

Yes No

ii) Sound *

Yes

* 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

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.

IT DOES NOT REFLECT THE NPPF WHICH AIMS TO PROMOTE SUSTAINABLE DEVELOPMENT.

(PLEASE REFER TO COVERING LETTER).
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.

EXPAND POLICY TO INCLUDE WORDING WHICH MAKES CLEAR THAT IT MAY BE APPROPRIATE FOR ADDITIONAL CONVENIENCE RETAIL FLOORSPACE TO BE PROVIDED IN SUSTAINABLE LOCATIONS THAT ARE WELL PLACED TO SERVE THE COMMUNITY'S NEEDS. POLICY SHOULD RECOGNISE THAT NON B-CLASS USES ARE IMPORTANT IN PROMOTING SUSTAINABLE DEVELOPMENT IS GREENFIELD AREAS. (PLEASE REFER TO COVERING LETTER).

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.

TO ENABLE ELABORATION ON REPRESENTATIONS AND TO PROVIDE FURTHER INFORMATION AS NECESSARY.

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.

PLEASE REFER TO COVERING LETTER

Q12 Date of completion

15/06/2012

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
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.
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...
Paragraph No.

Q4 As a consequence do you consider the Core Strategy is:
   i) Legally compliant Yes No
   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 Yes
   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.

IT DOES NOT REFLECT THE NPPF WHICH SEEKS TO ENSURE THE VITALITY OF RETAIL CENTRES BY SUPPORTING SUSTAINABLE ECONOMIC GROWTH. (PLEASE REFER TO COVERING LETTER).
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.

\[
\text{POLICY SHOULD MAKE PROVISION FOR THE EXPANSION OF EXISTING RETAIL}
\]
\[
\text{FACILITIES WHICH ARE LOCATED PHYSICALLY CLOSE TO THE CENTRE. POLICY}
\]
\[
\text{SHOULD ACKNOWLEDGE THE IMPORTANT ROLE THAT LONDRIDGE PLAYS IN SERVING}
\]
\[
\text{THE TOP-UP SHOPPING NEEDS OF THE WESTERN PART OF THE BOROUGH.}
\]
\[
\text{(PLEASE REFER TO COVERING LETTER).}
\]

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?

\[\begin{array}{ll}
\text{No, I do not wish to participate at the oral examination} & \text{Yes, I do wish to participate at the oral examination}
\end{array}\]
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.

TO ENABLE ELABORATION ON REPRESENTATIONS AND TO PROVIDE FURTHER INFORMATION AS NECESSARY.

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.

PLEASE REFER TO COVERING LETTER

Q12 Date of completion

15/06/2012

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
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?

Key Statement DS1 and Key Diagram

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

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
- 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.

Refer to separately emailed Representations Statement.
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.

Refer to separately emailed Representations Statement

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.)
   We wish however if possible to reserve our position on this subject to our further instructions.
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.

Q12 Date of completion

15/06/2012

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.