Philip Dagnall

From: [Redacted]
Sent: 20 June 2012 16:30
To: Core19
Subject: Core Strategy Consultation
Attachments: RV Core Strat letter 15 June.doc

Dear Ribble Valley Borough Council,

Please find attached a letter with comments on the Core Strategy document for public consultation. I apologise for submitting beyond the deadline but hope you can accept this submission with good faith.

Kind regards

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Core Strategy Consultation
Council offices
Church Walk
Clitheroe
BB7 2RA

15th June 2012

Dear Sirs

We require changes to Key Statement paragraph 10.26 to include not just Public Open Space but also include Private Open Space. All residential sites of any size should be included and not limited to sites over one hectare.

A form a suggested re-wording is as follows:

‘Parks, playing fields, informal open spaces, allotments and private gardens can all be of great importance to the character of a neighbourhood. Open space is not just an amenity for public recreation but an important consideration in the conservation of natural and built heritage of the area. The Borough Council will refuse development proposals which involve the loss of existing public and private open space unless it does not compromise the visual amenity, the private recreation, the value of general openness and the character of the area.’

There is evidence to support this change as follows:

A Public Consultation on G6 Essential Open Space was instigated by the Borough Council in August 2011. Overwhelmingly the public response was for the retention of G6 essential Private Open Space. This view was supported by the History Society, the Heritage Society, the Longridge Town Council, the Dilworth Ward Councillor, Nigel Evans MP and the Dilworth Community Voice.

Following planning applications to develop G6 Essential Open Space in Longridge, an Appeals Inspector visited 46 Higher Road on 24th February 2012. The Appeal Decision APP/T2350/A/11/2163951 stated that development would have a significant adverse effect on the visual amenity and character of the area. The shortage of housing land supply in the District does not outweigh the harm that would be caused. But failing to afford any future protection to private land, by scrapping a policy which has previously protected Private Open Space, the land will again be under threat of development and irreparable damage would be caused to the visual amenity and the character of the area.
The Borough Council should consider that private open space is often a bio-diverse haven for flora and fauna and a green lung in the heart of development.

I trust that due consideration will given to the points made here.

Yours faithfully