

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 10 NOVEMBER 2011
title: LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY – SUMMARY OF CONSULTATION RESPONSES ON ALTERNATIVE OPTIONS
submitted by: CHIEF EXECUTIVE
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1. PURPOSE

1.1 To inform Members of the publication of the Summary of Representations document of the Core Strategy Alternative Options stage consultation (Regulation 25) report for information.

1.2 Relevance to the Council's ambitions and priorities:

- Council Ambitions – The Core Strategy is the central strategy of the Local Development Framework. It will help in the delivery of housing, employment and the protection and enhancement of the environment, ultimately presenting the delivery strategy for implementing the vision for the Ribble Valley up to 2028.
- Community Objectives – As a tool for delivering spatial policy, it identifies how a range of issues relating to the objectives of a sustainable economy, thriving market towns and housing provision will be addressed through the planning system.
- Corporate Priorities – The Core Strategy is the central document of the LDF and sets the overall vision and approach to future planning policy, which will aid performance and consistency.
- Other Considerations – The Council has a duty to prepare spatial policy under the Local Development Framework system and make consultation responses available for public viewing.

2. INFORMATION

2.1 The current approach to development plans introduced by the Planning and Compulsory Purchase Act 2004 requires the Council to develop a new suite of documents known as the Local Development Framework (LDF) that will replace the adopted Districtwide Local Plan. The policies within the LDF must be informed by a strong, robust evidence base and therefore over the past few years, Officers have been working on creating the LDF baseline. Work continues on keeping this up to date, however the central document of the LDF, the Core Strategy, has now been formulated from this baseline.

2.2 Members will recall that consultation on the first stage of production of the Core Strategy document took place between the 25th August and 20th October 2010. This consultation represented the Regulation 25 stage of the legislative regulations. The level of response to this consultation was encouraging, with just under 4000 comments, or representations, submitted into the consultation process. A summary of these representations was presented to Members of Planning and Development Committee in March 2011 and the report published for information on the Council's website and made available at the Council Offices. Members will recall that this report highlighted that

further work on generating some additional, alternative Development Strategy options was necessary.

- 2.3 Subsequently, five additional alternative Development Strategy options, presented as options A, B, C, D and E were developed, with letters being used rather than numbers to distinguish the options from each of the two consultations. Options 1, 2 and 3, which were presented at the Regulation 25 stage (between August and October 2010) also remained as potential options, creating 8 potential Development Strategy options in total.
- 2.4 As with the 2010 consultation, interest and involvement in the Core Strategy consultation process is extremely encouraging. Formal representations were received from 1150 bodies/individuals, containing a total of 2807 representations. When compared to the 2010 consultation it is evident that although around 400 more individual letters/response forms were submitted at this alternative options stage, this generated 1113 fewer separate representations or 'issues'. This is an average of 2.4 reps per respondent compared with 5.2 reps per respondent at the 2010 consultation. It is considered that this reduction in reps or 'issues' relates to a high number of people submitting a highlighted preferred option only rather than listing why no development should happen in the borough at all, which was a significant outcome of the 2010 consultation.
- 2.5 Each of the representations received during the six-week consultation has been inputted into the Council's LDF database for storage and analysis and the responses to the consultation are presented in the attached Summary of Representations document. The report provides an initial analysis of the issues raised and identifies key issues to address as the Core Strategy is progressed.
- 2.6 An aim of the consultation on the Core Strategy was to identify which of the Development Strategy options was the preferred approach to development across Ribble Valley up to 2028. It is considered that unlike the 2010 consultation stage, the results of the consultation mean that it will be possible to progress to selecting a preferred option. This will form the central strategy of the Core Strategy report and will be subject to a further round of public consultation, which will form the Regulation 27 stage of the Core Strategy process also referred to as the publication version or the preferred option report. The Submission stage Core Strategy will be developed from that and submitted to the Secretary of State prior to independent Examination and subsequent adoption. Until the full LDF is adopted however, the Districtwide Local Plan will continue to be used by RVBC as the adopted Development Plan for the borough, against which planning applications will be determined taking account of any relevant material considerations, including national planning policies.
- 2.7 The Summary of Representations document will be made available under the Forward Planning section on the Council's website and copies will be made available for inspection at Planning Reception. The document itself is not published for consultation.

CHIEF EXECUTIVE

For further information please ask for Diane Cafferty, extension 4551 or Colin Hirst, extension 4503.



CORE STRATEGY

**SUMMARY OF REPRESENTATIONS RECEIVED AT
ALTERNATIVE OPTIONS STAGE
(forming part of REGULATION 25)**

**FORWARD PLANNING
CHIEF EXECUTIVE DEPARTMENT**
October 2011

1. Involving Stakeholders in the consultation on the Regulation 25 Core Strategy

- 1.1 Consultation was undertaken on the Regulation 25 stage Core Strategy between August and October 2010. This set out a series of issues that the Core Strategy document was to cover and a set of potential Development Strategy options which gave three options for where development should be located in the borough, formulated from the evidence base work undertaken to date.
- 1.2 The results of this consultation indicated that no preferred option could be taken forward to the Regulation 27 consultation stage and that further work on additional, alternative options was necessary.
- 1.3 As a result a further 5 alternative Development Strategy options were developed, based upon ideas and information submitted into the Regulation 25 stage consultation. These options were set out, alongside the original 3 options, in a document titled 'Generation of Alternative Development Strategy Options'. Consultation was then undertaken on this document for a 6-week period between 29th June 2011 and 12th August 2011. This document provides a summary of all of the consultation responses received during this consultation
- 1.4 Although this work and consultation was an additional stage of Core Strategy formulation, this still forms part of the Regulation 25 stage. It is a required element of the Town and Country Planning (Local Development) (England) Regulations 2004 that the Local Planning Authority notify and invite representations from those consultation bodies that they consider appropriate, or those that may have an interest in the subject of the proposed DPD, which in this case is the Core Strategy. The invitation to make representations relates to what the DPD ought to contain.
- 1.5 Ribble Valley Borough Council therefore provided the opportunity for any organisations or persons in or out of the borough to submit representations into the Core Strategy process by:
 - opening a 6 week consultation response period between 29th June and 12th August 2011,
 - running a planning drop in day, which was advertised in the press, between 10am and 7:30pm on 27th July 2011 offering the opportunity for all interested parties to speak one on one with members of the Forward Planning team, and ask questions.
 - making the Generation of Alternative Development Strategy Options report available at all libraries in the borough, the Council Offices, the Station Buildings in Longridge and available for loan from Parish Councils
 - publishing the report and both a downloadable response form on the Council's website and creating a summary and link from the Pennine Lancashire wide Feedback website
 - producing a poster to advertise both the consultation and the planning drop in day, with information on how to get involved in the consultation process

- publishing numerous press releases in the local press, including the Clitheroe Advertiser and Times, the Longridge News and the Lancashire Evening Telegraph to give details on both the consultation itself and also the planning drop in day.
- Writing to all Parish Council Clerks in and adjacent to the borough, all borough Members and to all contacts on the LDF consultation database (over 2000 contacts).
- Sending out notices informing local residents of the consultation via a Royal Mail postal drop. This reached approximately 90% of all households in the borough.

1.6 This document, in addition to the Summary of Representations received at Regulation 25 document published in March 2011, satisfies Regulation 30 (1) (d) (iii) and (iv) of the Town and Country Planning (Local Development) (England) Regulations 2004, which requests a statement setting out a summary of the main issues raised by the representations made pursuant to [Regulation 25] and how any representations made pursuant to [Regulation 25] have been taken into account.

1.7 It is important to remember that, in accordance with the regulations, the invitation to make representations at the Regulation 25 stage relates to what issues and information the Core Strategy should contain and therefore changes to approach in future Core Strategy production will only be affected by representations which relate to content or queries of 'soundness'. All representations that relate to the proposed content of the Core Strategy have been logged and considered and information will be included in the Regulation 27 Core Strategy, where appropriate.

2. Outcome of the consultation process

2.1 The consultation on the Generation of Alternative Development Strategy Options for the Core Strategy report took place between 29th June and 12th August 2011. The Council received formal representations from 1150 bodies/individuals, containing a total of 2807 representations¹. These were received by email, letter and response form.

2.2 When compared to the 2010 consultation² it is evident that although around 400 more individual letters/response forms were submitted at this alternative options stage, this generated 1113 fewer separate representations or 'issues'. This is an average of 2.4 reps per respondent compared with 5.2 reps per respondent at the 2010 consultation. It is considered that this reduction in reps or 'issues' relates to a high number of people submitting a highlighted preferred option only rather than listing why no development should happen in the borough at all, which was a significant outcome of the 2010 consultation.

¹ In this case, a representation refers to one issue or point or query raised by an individual relating to the Core Strategy. There is no limit to how many representations an individual or organisation/body can submit.

² The draft Core Strategy (Regulation 25) stage published August 2010 and consulted upon between 25th August and 20th October 2010.

- 2.3 With a significant number of responses being received, a database has been constructed to facilitate the analysis of the representations. A breakdown of the key information and topic areas resulting from the analysis of the representations is included in the summary of representations section below. Each response, with personal data removed, can be viewed in full at Ribble Valley Borough Council's offices in Clitheroe.
- 2.4 The final part of this report (appendix 1) is made up of documentary evidence of the consultation illustrating that the document was made publicly available, together with details of how representations on the Core Strategy could be made.

3. Summary of Representations

Who and where did the representations come from?

- 3.1 The majority (28%) of representations were made from people living in Clitheroe. The second highest number of representations (21.8% of all reps received) was received from people living in the parish of Barrow and Wiswell closely followed by people living in Whalley (21.7% of all reps received). Following this 11% of all reps received were submitted by respondents living in Longridge, with 5% of reps submitted from people based outside of the borough, mainly from Planning Agents, Developers or Land Owners. A greater number of representations (than other areas) were also received from the parishes of Bowland Forest High and Billington and Langho, with 1% and 1.3% of all reps received submitted respectively.
- 3.2 Unlike the 2010 consultation where 54% of the reps related directly to planning applications rather than relating to the content and potential impacts of the Core Strategy itself, this time the figure was only 0.4% of representations and these related to Whalley, Clitheroe, Longridge and applications close to the Ribble Valley border in Preston. It is therefore considered that the responses received at this stage have not been skewed to the same extent by current events (such as planning applications) and that the information is therefore more Core Strategy targeted and useable.
- 3.3 When looking collectively at the 2010 consultation and the Alternative Development Strategy options consultation, analysis shows that a response to the Core Strategy has now been received from every parish in the borough throughout its development. This is encouraging as it confirms that information regarding the Core Strategy is now reaching all areas of the borough and indicates that any previous potential issues in terms of communication have been addressed.
- 3.4 A breakdown of the various different groups of respondents from whom representations were received followed the same pattern as the 2010 consultation showing that the majority of representations, over 93%, were received from individuals/ members of the public. Planning agents/consultants and Parish Councils accounted for the second highest number of representations as might be expected, at 2.4% and 1.6% of all representations received respectively.

3.5 **What issues were raised?**

What has been apparent from this consultation is that there has not been one major issue repeatedly mentioned significantly more than another in the consultation responses. As expected due to the format of the document (which set out housing numbers under each Development Strategy option) the issue of housing continues to be discussed in length in many of the responses so in this respect it can be seen to be one of the main themes by the respondents, but overall a variety of issues were raised.

3.6 Although there were less issues raised than at the previous consultation stage, similarly to this 2010 state, most of these were ones that:

- the Core Strategy would not be expected to address at this early scoping stage (under Regulation 25);
- will be more appropriate to take into account under regulations once a Development Strategy for the borough has been determined;
- will be addressed in more detail through future timetabled evidence base documents; or
- deal with the fine detail which the scope of the Core Strategy is not intended to cover

3.7 As with the 2010 consultation, the majority of the physical issues raised tended to focus around approximately 50 recurring themes. These themes were used as a basis for analysing the representations and providing some statistical, quantitative interpretation of the representations.

3.8 **Representations relating to Development Strategy Options**

As the objective of the consultation was to focus responses on the strategic level Core Strategy Development Strategy options, it is encouraging that it was this issue, which the highest number of representations made reference to. 53% of people who made representations set out what they would like to see as their preferred option from the eight listed, which is very encouraging when compared against the previous 2010 consultation, where the most frequently highlighted preferred strategy option was a 'you tell us approach', which didn't result in a clear steer for the preferred development strategy being obtained. How the Core Strategy will move forward in terms of a preferred Development Strategy option is discussed in further detail later in this document.

3.9 In total, 39% of all representations made at this stage related to Development Strategy options in one form or another. Most of these (42.5%) were made by people living in the parish of Whalley, followed by those living in Clitheroe. Just behind this, 12% of representations were made by people not living within the borough, which in most cases were landowners, developers or planning agents, although within this 12% there were reps made by ex-Ribble Valley residents and those who holiday in the borough.

- 3.10 In a small number of cases, residents made suggestions in terms of how the development should be distributed differently to the eight possible options suggested. This occurred mainly in relation to Whalley and Longridge, with 150 being seen as the maximum in Whalley (with no development larger than 50 units), and 220 units being seen as a maximum acceptable number in the Longridge (with no development larger than 5 units). However many stated that the level of housing should be based upon population distributions, as is the case with options A and B. More information is given on this issue later in this report.
- 3.11 There were also calls for any development outside of the service centres of Longridge, Whalley and Clitheroe, to be for local/ affordable needs housing only. Suggestions ranged from creating a new town close to the A59 to creating one away from the A59, though no specific sites were suggested. On the flip side of this there were also a number of reps that stated that the current requirement to build 161 units a year should be a minimum in order to comply with emerging national policy and the current evidenced undersupply of housing in the borough. There were also some requests made by residents that the 5% figure given in option C should be raised to 15% to ensure that sufficient development can take place to facilitate the survival of local facilities such as schools.
- 3.12 50 reps were also received which commented on the proposed changes to the Key Statements and Development Management policies, which were also being consulted upon for a 6 week period at the same time as the Generation of Alternative Development Strategy options document. In many cases, these representations stated satisfaction that previous comments have been taken into account and that the policies and key statements have been amended accordingly. Where further changes to these policies and key statements were requested, these will be reported separately.
- 3.13 The representation that was made most frequently in relation to the Development Strategy options was that however development is spread across Ribble Valley, this should be fair and as part of this there should be less development within Whalley.
- 3.14 This issue of 'fair' distribution had been raised previously at the 2010 consultation stage and in response to this, three additional options were developed for consultation. Option C makes provision for development across the borough providing development is of an appropriate scale, and options A and B set out provision for borough wide development based upon existing population distributions, with only a slight variation between the two options which related to the levels of development to be focused into the villages (10% under option A and 20% under option B).
- 3.15 There was considerable support for option A and few objections to this option as well as option B in the consultation responses. In relation to option C however, this was less popular and received a greater number of objections with comments that it was not clear what the impact of this option would be on each of the settlements and that it was therefore not possible to support the option. This is an aspect of the Core Strategy process that is raised repeatedly, not only at this stage but also in the 2010 and previous consultation stages. The high level strategic nature of

the document means that it does not provide certainty and specific allocation details, particularly at this early issues and options stage of the process. It is considered that as the Core Strategy moves to the next, publication stage, there will be an increased level of certainty as the process moves away from various options, to a chosen strategy.

- 3.16 What was clear from the consultation representations was that
- Respondents from Clitheroe objected to the Standen Estate site, option D,
 - Respondents from Barrow and Wiswell objected to the Barrow site, option E; and
 - In making these comments (as did respondents from Longridge, Sabden and Whalley) both these settlements suggested that it would be fairer to spread the development 'fairly' and/or 'evenly' across the borough.
- 3.17 As well as the representations made relating to the options for a strategic site, it was also evident that representations were being made which requested that development be located away from respondents' local area. So for example, there were a significant number of reps received from Whalley, which stated that future development should be located in Longridge, and vice versa. This also occurred in relation to the settlements of Clitheroe, Barrow and Wiswell. This was an expected outcome of the consultation for these areas in particular as many of the Development Strategy options focus a higher level of development into these locations. Encouragingly only 1.7% of reps stated that they did not like any of the options presented.
- 3.18 The implications of this combination of factors are that it is not possible to simply take a 'higher number of comments' wins approach to choosing a preferred option in terms of the Development Strategy option for the Core Strategy. This is not only for the reason that no single potential strategy option was reported to be the overall favourite by the borough, but also because the Core Strategy process does not allow for a 'vote' approach. The overall requirement for a Local Planning Authority (LPA) is to demonstrate that the plan is the most appropriate when considered against reasonable alternatives. It is for this reason that Ribble Valley Borough Council must "seek out and evaluate *reasonable* alternatives promoted by themselves and others to ensure that they bring forward those alternatives which they consider the LPA should evaluate as part of the plan-making process" (PPS12³, 2008)
- 3.19 To ensure that the preferred Development Strategy option, which is central to the plan, is the most appropriate, it is necessary to undertake 'an objective process of assessing alternatives⁴'. The legislation dictates that part of this assessment should be thorough sustainability appraisal⁵ testing of the Core Strategy. This process informs the evaluation of alternative options and "provides a powerful means of proving to decision makers, and the public, that the plan is the most appropriate given reasonable alternatives" (PPS12, 2008). In undertaking this requirement and assisting with the formulation of a 'preferred option', Ribble Valley

³ Planning Policy statement 12: Local Spatial Planning (2008)

⁴ Planning Policy Statement 12: Local Spatial Planning (2008)

⁵ Required by S19(5) of the Planning and Compulsory Purchase Act 2004

Borough Council engaged specialist consultants⁶ to undertake an options appraisal. This process also ensures that the Core Strategy Development Strategy option is sustainable in terms of its social, environmental and economic implications. Further, more detailed work, is then undertaken on the preferred option and presented in the form of a Strategic Environmental Assessment and Sustainability Appraisal (SEA/SA) report, published alongside the preferred option/publication stage Core Strategy (Regulation 27).

3.20 Information provided by both the options appraisal and the feedback from the public consultation indicates that a hybrid approach should be taken in formulating a preferred option from those that have been assessed and consulted upon so far. Feedback and development workshops with Members will also take place in detailing and refining the preferred option, and this will be presented for comment during a further six-week consultation under Regulation 27 of the Town and Country Planning (Local Development) (England) Regulations 2004. This is anticipated to take place in late 2011/ early 2012.

3.21 Although collating feedback on the existing and alternative Development Strategy options, as well as the Key Statements and Development Management policies, was the primary focus of this additional consultation stage, the exercise also provided another opportunity for interested parties to express their view on a range of development issues, which are useful for developing the publication stage Core Strategy report. Details of representations received at this stage relating to various issues are set out below.

3.22 **Representations relating to environmental land use issues**

Around 7% of all the representations received relate to environmental land use including issues such as the potential use of agricultural land, and the surplus of previously used land in surrounding borough's to Ribble Valley which should be used instead of Ribble Valley land. The majority of the representations concerning environmental land use impacts were received from Clitheroe, and also Barrow and Wiswell. Again this is consistent with expected results due to the inclusion of options D and E, which would involve large-scale development concentrated in these areas.

3.23 The representation made most frequently in relation to environmental land use issues relates to the statement that priority should be given to the use of brownfield, also known as previously developed land (pdl), before Greenfield land is considered. In terms of the representations that state that there is available brownfield land in surrounding boroughs, each LPA is required to meet a prescribed level of housing and employment development within their own borough. In the case of the Regional Spatial Strategy (RSS) figures, which are the adopted numbers that set out that 161 residential units that should be provided in Ribble Valley each year, this figure takes into account the levels of available land in surrounding districts such as Blackburn, Hyndburn and Burnley which is

⁶ Hyder Consulting (UK) Limited

reflected in Ribble Valley's significantly lower annual requirement than these areas.

- 3.24 In relation to the development of land within the borough, it is clear from published monitoring information that Ribble Valley Borough Council continues to use much more brownfield land than Greenfield. Over the past 6 months⁷ 96% of housing completions were located on brownfield land compared to only 4% on Greenfield land.
- 3.25 Moving forward over the Core Strategy plan period however (up to 2028) it is considered that the level of completions on brownfield land will inevitably fall from the 96% level due to a diminishing level of brownfield land which could accommodate the levels of housing and employment development required to meet the identified need over the period. At the strategic, Core Strategy level, Ribble Valley is required to provide enough housing to satisfy the adopted local housing requirement within the borough area. As briefly touched upon in para 3.23, for both the Regulation 25 Core Strategy consultation document (the 2010 consultation) and this more recent alternative options consultation, these numbers were based on the requirement set out in the Regional Spatial Strategy (RSS) as this remains the requirement of the legislation. Advisory information from central government however has highlighted that RSS will be abolished and local authorities such as RVBC should determine their housing requirement at the local level. This work is now complete and consultation on its findings is due soon. Once this has finished and the housing review sub group have made their recommendation, Members will consider a revised, evidenced based housing requirement figure for adoption. This will form part of the LDF evidence base as a material consideration in making planning decisions, including the strategic planning process of formulating the next stage of the Core Strategy.
- 3.26 As a side note, in terms of the level of understanding in relation to the issue of previously developed land (pdl) and Greenfield land use, when compared with the 2010 consultation, it is clear from the representations received that there is now less confusion in relation to the differences between the statutory designation of greenbelt land and the local designation of greenfield land, where the latter can be used for development where necessary and appropriate. Appropriate policies will be included in the Core Strategy document relating to the use, and any necessary mitigation, of agricultural land.
- 3.27 An issue that was raised significantly more than during the 2010 consultation was concern relating to wildlife and habitats. This was particularly seen in Clitheroe (by over 60% of those commenting on this issue). In the majority of cases this concern was a direct result of the option D proposal (land owned by Standen Estates to the South East of Clitheroe) as it was felt by many that the scale of this development would inevitably have an effect on local wildlife habitats. Clear Development Management policies and Key Statements will be contained in the Core Strategy which will ensure effective protection and, where necessary, mitigation of adverse impacts on wildlife habitats when looking at potential land for development use. As always, if any planning application was to

⁷ 1st April 2011- 31st September 2011

be submitted on this or any site, for development of this scale, then a phase one habitat survey would be required to ensure that any potential adverse impacts can be avoided or mitigated prior to development.

3.28 **Representations relating to sense of place and tourism**

5% of the total representations received relate to concerns regarding a potential negative impact on sense of place and tourism as a result of development. The majority of these (over a third) were sent in by residents of Barrow and Wiswell concerned about the potential change to the village, with reps also received from Whalley and Clitheroe equally concerned about their localities. Fewer stated concern regarding the borough as a whole and how this might change under some of the options, though this is clearly an emotive issue, which needs careful attention when defining the preferred spatial Development Strategy for the Core Strategy.

- 3.29 A few responses (less than 1% of all those received) related to a concern of the potential impact on tourism that the Core Strategy may have. This issue was raised mainly from residents living in Whalley and relating to Whalley itself. Although it is not considered that at the level of development that Ribble Valley must provide (in terms of housing numbers and employment provision) that there will be any significant detrimental impact upon tourism in the area, as part of the next stage of the Core Strategy document, Development Management policies will be included which relate to the preservation and development of tourism in the Ribble Valley and policies to prevent unacceptable negative impact on tourist facilities.

3.30 **Representations relating to infrastructure provision**

As with the 2010 consultation, the alternative options document and consultation did not go into the detail of delivery and implementation of the Core Strategy, which the publication and subsequently the submission Core Strategy document will.

- 3.31 During this consultation 18% of all representations received stated concerns relating to insufficient provision or additional strain on existing infrastructure provision including schools, highways, medical facilities and drainage. In terms of education provision, the most reps came from the parish of Barrow and Wiswell (37%) and then Clitheroe (23%). In relation to infrastructure concerns in general, the most concern came from Clitheroe (38% of reps on this issue) and then the parish of Barrow of Wiswell, followed by Whalley (17%). This reflects the areas where large sites are considered as areas for development (under Development Strategy option E & D). Conversely, one of the benefits of a large-scale development of this nature is that modern infrastructure improvements can be calculated and put in place prior to and during construction of the site, rather than a piecemeal approach to infrastructure delivery, which takes place where development is spread across the borough. This is echoed in the SA options appraisal report.

3.32 Detailed infrastructure and delivery information will be included in the next stage of the Core Strategy which will be consulted upon towards the end of this year /early next year. This part of the report will be heavily informed by a Local Infrastructure Plan, which is a Local Development Framework (LDF) evidence base document that is currently being worked up. Ensuring infrastructure requirements and delivery mechanisms are looked at collectively during this Core Strategy process allows for a more holistic and strategic approach to planning for infrastructure provision, with its heavy capital spend, as the level of requirement and the locations where this will be needed can be more adequately understood. This in turn ensures that the infrastructure that is needed to support the proposed development can be delivered, and contributions towards this, secured from developers. This approach prevents infrastructure delivery being reactive on a piecemeal basis to planning applications coming forward and can instead deliver major improvements for a location as a whole, thus facilitating joint working between service providers and Local Authority areas where appropriate.

3.33 **Representations relating to drainage/flooding**

This issue accounted for 1.9% of all the representations made, just under half of which were made by people living in the parish of Barrow and Wiswell and then the parish of Whalley. The content of the representations ranged from stating pre-existing drainage issues (mainly from Whalley residents) to concern relating to potential drainage issues if development was to take place (stated mainly by residents of Barrow and Wiswell).

3.34 As was stated following the 2010 consultation, flooding and drainage is a serious issue and as many of the representations state, it is an issue that needs adequate consideration, despite the issue being at a level of detail not required by the Core Strategy. As set out above in relation to other infrastructure issues, one of the benefits of producing a strategic plan like the Core Strategy is that when complete, it provides certainty for both residents and developers in terms of where development will be located, and the scale of this development, up to 2028. This also allows for a more holistic and strategic approach to planning for drainage provision and preventing flooding, as the level of requirement and the locations where focus will be needed can be more adequately understood. This in turn ensures that the infrastructure that is needed to prevent any flooding or drainage issues as part of proposed development, or even remedy existing issues, can be delivered, and contributions towards this, secured from developers. This approach prevents drainage and flooding infrastructure delivery being reactive to planning applications coming forward on a piecemeal basis and can instead deliver major improvements for a location as a whole, facilitating joint working between service providers and Local Authority areas.

3.35 **Representations relating to traffic and highway issues**

Of all of the representations received, 6% related to highway concerns and traffic problems, with just under half of these being received from Barrow and Wiswell and related to concern over future potential traffic

congestion problems in the borough if additional residential development were to take place. Around a fifth of the representations on this issue were received from Whalley. These representations stated both concern for potential future increase in car numbers as a result of additional development as well as statements relating to current highway congestion issues.

- 3.36 In relation to this latter issue, a significant amount of baseline information has been gathered, particularly in relation to the settlement of Whalley where the issue is most frequently raised. This information includes up to date⁸ detailed traffic assessments from Lancashire County Council, who are the Highway Authority. This information, along with continuous working with LCC Highways, helps to identify any areas of particular concern, which will need to be addressed as part of the local Infrastructure Plan. The Infrastructure Plan will form an important part of the evidence base to feed into the Regulation 27 stage Core Strategy report.
- 3.37 Another re-occurring issue in relation to the consultation, which accounted for 1.3% of all representations received, was the statement that there are insufficient parking facilities in the borough. This was stated most frequently in relation to Whalley.
- 3.38 In terms of both congestion and parking issues, one of the benefits of producing a strategic plan like the Core Strategy is that when complete, it provides certainty for both residents and developers in terms of where development will be located, and the scale of this development, over the next 15 years. This also allows for a more holistic and strategic approach to planning for highways safety and traffic concerns, as the locations where focus will be needed can be more adequately understood. This in turn ensures that the new infrastructure or infrastructure improvements that are needed in relation to new proposed development, can be delivered, and costs or contributions towards this, secured from developers. This approach prevents highway improvement delivery being reactive to planning applications coming forward on a piecemeal basis and can instead deliver major improvements for a location as a whole, utilising appropriate joint working.

3.39 **Representations relating to evidence base**

This is a topic area on which very few representations were made. It is clear that there is far less confusion with the Strategic Housing Land Availability Assessment (SHLAA) evidence base report, which was an issue during the 2010 consultation, and instead comments related to the content and clarity of the evidence base. An issue mentioned in two of these representations is a request for a clear synopsis of the state of the natural environment, which draws on a comprehensive evidence base, addressing all key environmental issues and key drivers for change affecting each issue. Work on evidence of this nature has been undertaken and continues to be developed as further work is undertaken. Throughout the LDF evidence base formulation and the Core Strategy, close working has taken place with Lancashire County Council, the AONB

⁸ submitted to RVBC in August 2011

management team, of which Ribble Valley Borough Council is a member, and other organisations such as the environmental agency and Natural England. Through this close working a clear biodiversity baseline has been created, as well as an SFRA (and other flooding information) and a policy paper on the greenbelt, all form part of the adopted Local Development Framework evidence base. There is also a strong review of baseline information contained within the Sustainability Appraisal Scoping report, which was published for consultation alongside the 2010 Regulation 25 Core Strategy report. A further review of this information will also form part of the SA/SEA report, which will be published alongside the next Core Strategy document, forming part of and complying with Regulation 27 of the Town and Country Planning (Local Development) (England) Regulations 2004.

- 3.40 As this request for environmental information has already been addressed as part of the LDF evidence base, in relation to the tests of 'soundness', none of the issues raised have resulted in the requirement for the credibility and robustness of the evidence base to be reviewed.

3.41 Representations relating to scale of development and housing

6% of the representations received stated that the scale of development being considered as part of the Core Strategy is too high. The majority of these reps, by far, came from Clitheroe. This issue was also stated by residents from the parish of Barrow and Wiswell. In terms of housing development 14% of the representations related to this issue. These two issues are clearly interlinked with 100% of the reps received on the issue of scale of development being too high relating to housing development.

- 3.42 In terms of this issue, it was clear from the representations received that there was some misunderstanding relating to how the housing numbers are calculated. This issue was highlighted in 3% of the overall representations and was stated mainly from those living in Whalley, Clitheroe and Barrow and Wiswell. As previously stated in paragraph 3.24, the overall scale of development that is required within Ribble Valley is, at present, prescribed through regional level policy and evidence. These numbers have been reviewed and following planned public consultation towards the end of 2011, this information will be fed into the next stage of the Core Strategy process. It is considered that this changing position in terms of the overall housing numbers, and how the determination of these numbers has moved from a regional to a local level, has caused some level of confusion now that the work has been completed. It is anticipated that at the next (Regulation 27) stage, it will become clearer the exact number of dwellings that will be required up to 2028, as well as how the options can continue to be relevant.

- 3.43 Another reoccurring representation related to the perceived prevalence of empty houses in the borough, and the subsequent statement that this means that no extra houses are needed in Ribble Valley. This view was stated mainly from Whalley residents, as well as Clitheroe, Longridge and Barrow and Wiswell residents. It is considered that some of these representations were sent in response to a newspaper article published during the consultation, which stated that Ribble Valley had sufficient housing and that no additional units were needed. As stated it is a

requirement that the housing requirement is based upon strong and robust evidence, which is currently provided by the RSS evidence base. The locally derived housing requirement work has also been based upon a range of evidence, ensuring that this is strong enough to stand up to scrutiny at the Examination in Public.

3.44 A small number of people made representations (0.7% of all reps received) stating that housing should be located within other, surrounding boroughs rather than within Ribble Valley. RSS numbers already take into consideration the capacity for some of the surrounding boroughs to take a larger proportion of the North West's overall requirement, however when the RSS requirement is replaced by the locally derived numbers, national policy will not allow for a regional spread in terms of distribution and each district must therefore calculate their own requirement based upon relevant evidence.

3.45 **Representations relating to terminology/ document details**

Just under 5% of all the representations received related directly to the Core Strategy document terminology or content rather than individual development issues.

3.46 These representations varied in terms of content. One such issue related to a feeling that the phrase "developments will be allowed that can demonstrate and appropriate scale" leaves too much room for interpretation and could potentially be exploited by developers. This phrase forms part of Development Strategy option C which, if found to be the preferred option, would be further developed to ensure that subsequent policies were strong and robust enough to deal with detailed scrutiny and ensure consistency in approach.

3.47 There were also a couple of representations received, which stated that more detail should be provided in terms of implementation and delivery of the Core Strategy. A degree of information on this issue was provided as part of the draft Core Strategy report, consulted upon during 2010, however no information was included within the Generation of Alternative Options consultation document on implementation as this document related only to proposed Development Strategy options. Detailed information on delivery will be contained in both the local Infrastructure Plan and the Regulation 27 stage Core Strategy report.

3.48 There were a number of representations (4% of all reps received) that could not be categorised or grouped with similar themed representations. The main points that were mentioned are discussed below.

3.49 A number of representations stated that development should be spread across the borough, and used phrases such as

- Spread evenly, fairly,
- Fit with the existing nature of the community,
- Be in manageable numbers
- In proportion to the settlement.
- Calculated using population distribution numbers

- 3.50 Despite this however, option C, which spread development across the borough in this way, was not found to be one of the most favoured options, primarily, it appears because it was seen as too imprecise. It is considered that alternative options A and B, which were calculated on population distribution numbers (as was requested at the 2010 consultation stage) presented proportional and manageable development, reflecting these comments.
- 3.51 It is important to remember that the percentages of development outlined are to be spread across a 20 year plan period, so for example, where 300 dwellings are proposed, this would equate to an average of only 15 units a year. It was often stated in the representations that developments should be spread across a long time period and that an equal number of houses should be built each year. The Core Strategy allows for phasing of development to be controlled, with development spread across a 20-year period (considering development since 2008) up until 2028. It is intended that this will be made clearer in the next Core Strategy document, to eradicate any misunderstanding surrounding this issue.
- 3.52 In a very small number of the representations it was stated that the consultation was undertaken at the wrong time due to the imminent revision of the housing numbers. There was also a request that the consultation period on the alternative Development Strategy option be extended or further consultation to take place on the revised housing numbers. This has always been the intention, and, as stated throughout this report, the housing numbers have been reviewed and a six-week consultation on these numbers will be undertaken. The outcome of this will then feed into the next, Regulation 27, stage of the Core Strategy consultation. Although these numbers may alter, the proposed levels of development under the options are unlikely to be affected. We anticipate that the percentage levels of development will still stand, as an indication of general distribution.
- 3.53 Another issue that was raised in a small number of the representations was that a freeze or moratorium on all planning applications should be put in place until the Core Strategy has been adopted. National policy however instructs that work should continue on the Core Strategy and the LDF in general and Ribble Valley's approach in this respect is therefore sound. At this stage it is not possible to stop determining applications or apply a sole argument of prematurity as national policy (PPS3: Housing) states that "where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites [as is the case in Ribble Valley⁹], they should consider favorably planning applications for housing" (para. 72, PPS3). There has also been a clear statement from the current Government that once the National Planning Policy framework (currently in draft form) is adopted and the proposed Localism Bill is enacted (estimated April 2012), there will be a presumption by the Planning Inspectorate of approval for any sustainable planning application in the absence of an adopted Local Plan. It is for this reason that the Core Strategy process needs to progress quickly and present the most appropriate strategy for the future of the Ribble Valley.

⁹ Latest monitoring shows a supply of 3.3 years as at 01/10/11.

- 3.54 A couple of the representations received related to technical points. One of these representations stated that the information on offer to the public was minimal and that a more user friendly document should have been produced and then advertised in the press. Paragraph 1.5 sets out where information relating to the consultation was available and it was made clear in the report and website that if there were any questions on the document then planning officers would be available to go through these on a one on one basis in addition to the drop-in day which was attended by just under 500 people. This consultation stage in itself was an additional opportunity, not required by regulations, that RVBC thought appropriate to give local residents and stakeholders a further opportunity to feed into the Core Strategy process. The Generation of Alternative Options document was deliberately kept succinct and focused only on the options, rather than repeating all of wider Core Strategy content that was consulted upon during 2010. At this 2010 stage a 'user friendly' explanatory booklet was produced and 11,000 copies inserted into the Clitheroe Advertiser. It was considered, taking into account the required information from this consultation (i.e. what elements of each of the 8 options do people like) and the costs of a consultation, that Ribble Valley Borough Council's approach was sound, in accordance with the regulations and that the information provided, and the level of provision for further assistance if needed, was sufficient and appropriate.
- 3.55 Compared with the 2010 consultation, there were a significantly higher number of representations, which stated support for the Core Strategy process in its capacity to provide greater certainty in terms of future development.
- 3.56 An issue that was raised within a number of responses related to the need to make greater reference to employment land. This is noted, however the Generation of Alternative Development Strategy Options report was written primarily to set out the further potential options in terms of housing development, and therefore, as with many other issues including environmental protection, retail, transport and heritage considerations to name a few, the issue of employment has not been directly referred to in this document. The detailed work in the 2010 consultation document remains in place and will be built upon and refined in the next, regulation 27 stage, of the Core Strategy.
- 3.57 It is considered that no representations have been made which question the soundness of the Core Strategy process as a direct result of consultation on the Generation of Alternative Development Strategy Options report. As has been made clear throughout the development of the Core Strategy, Regulation 25 is an early issues and options gathering stage and further refinements and developments will be incorporated and presented at the Regulation 27 stage. Where issues have been raised in relation to consultation on the housing numbers, this has always been timetabled, as can be seen in the Planning and Development Committee report from August 2011. As with the 2010 consultation representations, all comments received have been logged and will continue to be considered as work progresses on the Regulation 27 stage of the Core Strategy process, having regard for these comments where appropriate.

4. CONCLUSIONS

- 4.1 Overall it is considered that the consultation on the Alternative Development Strategy Options and on the Key Statements and Development Management policies has been very successful. A significant number of residents, landowners, agents and statutory bodies took the opportunity to get involved in the consultation and make their views known. Improved consultation techniques have ensured that over 90% of the borough was reached and ensured the maximum number of people could get involved in the consultation process if they chose to. When compared to surrounding authorities it is clear from their work on the same early stages of their Core Strategy that Ribble Valley Borough Council received comments from over 1,000 more people than the surrounding East Lancashire authorities. The LDF consultation database continues to grow significantly, ensuring that targeted consultation on future LDF developments reaches those most interested in planning policy development and consultation opportunities.
- 4.2 As discussed, comments received were helpful in understanding what people would like to see as part of the overall strategy and it is considered that it will be possible to formulate a preferred option based upon comments received and sustainability information. As part of this it is considered that a hybrid approach will be likely, combining elements of more than one of the options presented at this (and the previous, 2010 stage) Regulation 25 consultation. The preferred option will not introduce new elements, yet it is likely that it will incorporate requests for both an equal distribution of development as well as the utilisation of a strategic site to allow for focused and deliverable infrastructure improvements, yet on a smaller scale than those presented at the Regulation 25 stage, thereby addressing concerns regarding scale. The details of the preferred option will be presented as the central component of the regulation 27 Core Strategy report, where it will be made clear what the planned levels of development will be for each settlement in the borough. Prior to this being published and presented for comment at the Regulation 27 consultation stage, workshops will be undertaken with Borough Councillors to refine or develop the details of the preferred option where necessary.

5. WHAT HAPPENS NEXT?

- 5.1 As stated throughout this document, the next important stage in producing a Core Strategy is to determine the overall Development Strategy option for inclusion in the Regulation 27 stage report, sometimes referred to as the preferred option report. As already touched upon in paragraph 3.19 the Sustainability Appraisal (SA) forms an important part of this determination process as well as balancing all of the many conflicting comments received from local residents and key stakeholders.
- 5.2 As part of this SA process, as well as the Scoping report which was published and available for comment during the 2010 consultation, a Sustainability Appraisal workshop has already taken place in August 2011, which comprised a group of specialists from social, environmental and economic background and fields of work. During the workshop all of the options were discussed and further options appraisal work

subsequently undertaken by Hyder Consulting, the consultants undertaking the SA work on behalf of Ribble Valley Borough Council.

- 5.3 A planning drop-in day was held in the Ribble Valley Borough Council chamber on 8th September from 10am – 6pm (up to 7:30pm for Members and Parish Councillors and Parish Clerks) to learn more about this process, speak to planners and also representatives from Hyder Consulting. This day was advertised in the local press and on the Council's website, and was attended by around 200 people.
- 5.4 All of this SA information will form part of the Sustainability Appraisal and Strategic Environment Assessment (SA/SEA) report, which will be published alongside the Core Strategy at the Regulation 27 consultation stage, for a 6-week consultation and will be available for comment.
- 5.5 The Regulation 27 report will be the first time that a 'strategy' will be produced, as the process moves on from the Regulation 25 scoping, or issues and options gathering stage. The strategy will not be the final version as consultation at this stage will allow for a further minimum 6 week public consultation period, prior to a submission (Regulation 30) stage of the document being produced. Comments will again be invited in this version of the document, which will be considered, along with the Core Strategy document, by an Independent Inspector at an Examination in Public.

CORE STRATEGY: APPENDIX ONE

**EVIDENCE OF ALTERNATIVE OPTIONS CONSULTATION
(REGULATION 25) / INVITATION FOR COMMENT**

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Forward Planning Team
direct line: 01200 425111
e-mail: Response@ribblevalley.gov.uk
my ref: LDF database 0611
your ref:
date: 27 June 2011

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414488
DX: Clitheroe 15157
www.ribblevalley.gov.uk

Dear Sir/ Madam

LOCAL DEVELOPMENT FRAMEWORK – INVITATION TO COMMENT ON PLANNING MATTERS

I am writing as you have shown interest in the work we are undertaking to prepare a new development plan for the borough, or your organisation is a consultee on our Local Development Framework Database. The notice on the reverse of this letter provides details of the consultation.

A number of pieces of work are being prepared and we are now inviting comments on five of these documents, all of which will contribute to the development of a significant planning document – the Core Strategy. The Core Strategy will be a crucial document in guiding where future development happens in Ribble Valley. Work was undertaken between August and October 2010 on the Core Strategy and the Summary document of this consultation can also now be viewed at www.ribblevalley.gov.uk and at the Council Offices. If you have already sent comments to us in last years consultation about options 1, 2 and 3 then there is no need to send these to us again.

The documents that are now being consulted on are:

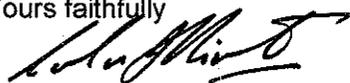
1. **Core Strategy Alternative Development Strategy Options**
2. **Core Strategy Key Statements and Development Management Policies- Proposed Revisions**
3. **G6 (Essential Open Space) Designation Review**
4. **Addressing Housing Need in Ribble Valley**
5. **Employment Land Position Statement**

Comments and views should be sent to the following address to be **received no later than 5pm Friday 12th August 2011.**

All comments will be acknowledged at the end of the consultation period and will be held within our Local Development Framework (LDF) database. Please note that responses will be available for public viewing and will be held on our LDF database in accord with the requirements of the Data Protection Act.

Please do not hesitate to contact us if you want to discuss any issues in relation to this work. Thank you once again for your interest in the plan making process.

Yours faithfully



COLIN HIRST
HEAD OF REGENERATION AND HOUSING.

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Forward Planning Team
direct line: 01200 425111
e-mail: planning@ribblevalley.gov.uk
my ref: G6 NN 0611
your ref:
date: 27 June 2011

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414488
DX: Clitheroe 15157
www.ribblevalley.gov.uk

Dear Sir/Madam

NEIGHBOUR NOTIFICATION

LOCAL DEVELOPMENT FRAMEWORK- EVIDENCE BASE INVITATION TO COMMENT ON A REVIEW F POLICY G6- ESSENTIAL OPEN SPACE

I am writing to you to let you know about a consultation we are undertaking in relation to the above review that may affect land adjacent to your property. A number of pieces of work are being prepared to help inform the preparation of a new development plan for the borough and we are now inviting comments on our review of Policy G6 – Essential Open Space. This piece of work was undertaken to help inform the Council's work. Please see below for more information on how to view the report and make your comments.

Policy G6 is a policy in the existing local plan dating from 1998 that seeks to protect areas identified as 'essential open space'. These can be areas of undeveloped land, car parks, play areas and such like. Further background details can be seen in the existing Districtwide Local Plan, available on our web site.
www.ribblevalley.gov.uk/info/200180/planning_policy

Generally, these sites were designated in the plan to protect recreation areas or areas that had visual quality and at the time the plan was made, it was important to control development on these sites. In preparing the new Local Development Framework, it was considered important to undertake a review of this designation as a number of sites were being put forward for development and the Council has to ensure it has a sound basis on which to continue their protection where appropriate. It is also important to enable suitable sites to come forward to help meet requirements for development if circumstances have changed since that plan was made.

The review does not in itself remove the formal designation as shown on the Districtwide Local Plan. However the outcome of the review could be taken into account when deciding planning applications and could mean land being granted planning permission that previously may not have been

Copies of the consultation paper, together with plans showing sites where the designation was no longer seen as appropriate as a result of the review are available on the Council's website. Copies have also been placed in local libraries in the borough, the Station Buildings at Longridge and the Council offices in Clitheroe.

Comments and views should be sent to the following address to be received no later than **5pm Friday 12th August 2011**.

The Forward Planning Team, Council Offices, Church Walk, Clitheroe BB7 2RA
or by e-mail to Response@ribblevalley.gov.uk.

For further information or to speak to a member of the team dealing with this, please telephone 01200 425111.

All comments will be acknowledged at the end of the consultation period and will be held within our Local Development Framework (LDF) database. Please note that responses will be available for public viewing and will be held on our LDF database in accord with the requirements of the Data Protection Act.

Please do not hesitate to contact us if you want to discuss any issues in relation to this work. Thank you for your interest in the plan making process.

Yours faithfully



COLIN HIRST
HEAD OF REGENERATION AND HOUSING

What will Ribble Valley look like in the future?

If you live, work or visit the area this open invitation is your opportunity to take part in shaping how the area will look in the future

The Council is preparing a new plan for the Borough.

We are currently preparing a variety of different documents that will contribute to this work, on which we need your views.

All the documents contribute to the development of the Core Strategy - a significant planning document that will be a central part of a new plan for the area. The Core Strategy will be a crucial document in guiding where future development occurs in Ribble Valley.

To get involved in the consultation go to www.ribblevalley.gov.uk or call 01200 425111 and ask for the Forward Planning team.

You can also ask to view the LDF documents in your local library.

Our consultation runs from 29th June until 12th August 2011.



Make sure you have your say!

Ribble Valley Borough Council

Latest News

Residents Invited to Open Day on Planning

Residents in Ribble Valley are being invited to an open day on Wednesday, July 27, outlining potential future development in the borough.

[More news](#) [Press releases](#) [RSS feed](#)

- [Sign Up for Elegant Affordable Homes](#)
- [Ribble Valley Gets In The Olympic Spirit](#)
- [Castle Showcase For East Lancashire Artists](#)

Leaders Message



Ribble Valley Borough Council Leader Michael Ranson produces a regular message outlining the work of the council and the latest issues.

Ribble Valley News



Ribble Valley Borough Council produces a civic newspaper, Ribble Valley News, twice a year

Important Public Consultation on Planning

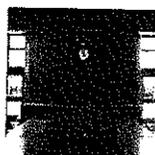


Residents in Ribble Valley and visitors to the area are being invited to have their say on the future of planning and development in the borough.

Feedback Online

feedb@ck
Pennine Lancashire

Members' Allowances



Every four years Ribble Valley Borough Council is required to review its members' allowance scheme.

Want to get involved in local decision-making? Have a look at our new Feedback website

Cycling this summer in Ribble Valley



From gentle cycling on quiet lanes and easy tracks, to

more adventurous mountain biking on exciting technical trails - it's all here in the beautiful Ribble Valley.

Visit Ribble Valley



The official tourism website for the Ribble Valley.

Residents Invited to Open Day on Planning

Published Wednesday 13th July 11

Residents in Ribble Valley are being invited to an open day on Wednesday, July 27, outlining potential future development in the borough.

Ribble Valley Borough Council's Development Framework, currently the subject of a public consultation, sets out a set of objectives that will guide development over the next 15 years.

It contains documents on a wide variety of issues, such as where new development might take place, affordable housing, housing for the elderly, employment, the economy and the environment.

Now the proposals are to be laid bare at an open day where residents can meet planners and discuss the documents.

The documents under consultation include Alternative Development Strategy Options, which outlines potential development sites in Ribble Valley; Key Statements and Development Management Policies, which outlines Ribble Valley Borough Council's planning position on the environment, housing and the economy; Policy G6 (Essential Open Space), which considers essential open space, such as car parks, play areas and sites with visual or recreational quality; Addressing Housing Need in Ribble Valley, which sets out Ribble Valley Borough Council's policies on affordable housing and looks at future housing needs for the elderly, and the Employment Land Position Statement, which outlines the provision of employment land to support planning policy.

The documents are currently the subject of a public consultation that runs until Friday August 12.

Colin Hirst, Ribble Valley Borough Council's head of regeneration and housing, said: "National rules for planning and development are put in place by the Government, but it is the responsibility of local councils and their communities to devise detailed plans for their areas.

"Ribble Valley Borough Council aims to take the opinions of as many local people as possible into account, before finalising the Local Development Framework, so we are holding the open day, where planners will be at hand to talk through the documents and explain anything that residents don't understand."

The event will be held in the Ribble Valley Civic Suite in Church Street from 10am to 7.30pm and further details are available from Ribble Valley Borough Council on 01200 425111.

Residents are advised that it is not the purpose of the open day to discuss specific planning applications.

More articles in the [news archive](#).

 [Ribble Valley Borough Council news feed](#) | [About RSS](#).

Public & Legal Notices

Take notice **It** could affect YOU!

Public Notices

Planning and Compulsory Purchase Act 2004

Notice of further public consultation on the Core Strategy (Regulation 25) and Evidence Base work Ribble Valley Borough Council Local Development Framework

The Planning and Compulsory Purchase Act 2004 as amended by the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009 takes forward reform of the planning system. The Act provides for the preparation of "Development Plan Documents" or (DPDs). The Core Strategy is the central policy DPD document of the Local Development Framework for the Borough and will also inform and guide the preparation of subsequent policy documents. This particular consultation follows consultation held August- October 2010 but includes additional work for consideration and will still fall within the Regulation 25 stage of the legislation. The Consultation seeks comment on the further, alternative Core Strategy Development Strategy Options work and also seeks comments and suggestions for possible additions to proposed revisions of Development Management Policies and Key Statements.

The Core Strategy must be based upon evidence base work, which is subject to continuous update. This consultation also seeks comments on three LDF evidence base documents. These are a review of Essential Open Space (Policy G6), a position statement in relation to Employment Land and an update of Housing Need Policies.

The consultation will commence on 29th June 2011 and finish at 5pm on Friday 12th August 2011.

Copies of the documents are available for inspection at the following locations: Level D, Planning Reception, Council Offices, Church Walk, Clitheroe, BB7 2RA during normal office hours.

It will also be available between the above dates at the following libraries:
Chatburn Library, Sawley Road, Chatburn
Clitheroe Library, Church Street, Clitheroe
Longridge Library, Berry Lane, Longridge
Mellor Library, St Mary's Gardens, Mellor
Read Library, Jubilee Street, Read
Whalley Library, Abbey Road, Whalley
and at:
Longridge Civic Hall and the Station Buildings, Longridge.

It will also be available in CD format on request and Parish Clerks may also have a copy for loan purposes.

The documents are also available on the Council's website and via the Council's Feedback consultation facility at www.feedbackonline.org.uk

Representations should be sent in writing to Forward Planning Consultation, Council Offices, Church Walk, Clitheroe, BB7 2RA or via email to Response@ribblevalley.gov.uk to be received no later than 5pm on Friday 12th August 2011. Representations received after this date may not be considered. All responses will be available for public viewing and will be held on our LDF database in accord with the requirements of the Data Protection Act

Representations should specify the matters to which they relate, and the grounds on which they are made by reference to the relevant consultation document and paragraph number where possible. Comments will be acknowledged following the close of the consultation period.

Further information is available from the Ribble Valley Borough Council Contact Centre on 01200 425111 or from the council's website www.ribblevalley.gov.uk

CHIEF EXECUTIVE- RIBBLE VALLEY BOROUGH COUNCIL

Public Notices

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Longridge Library, Berry Lane, Longridge
Mellor Library, St Mary's Gardens, Mellor
Read Library, Jubilee Street, Read
Whalley Library, Abbey Road, Whalley

and at:

Longridge Civic Hall and the Station Buildings, Longridge.

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Further information is available from the Ribble Valley Borough Council Contact Centre on 01200 425111 or from the council's website www.ribblevalley.gov.uk

CHIEF EXECUTIVE- RIBBLE VALLEY BOROUGH COUNCIL.



**ALTERNATIVE CORE STRATEGY
DEVELOPMENT STRATEGY OPTIONS:
COMMENT SUBMISSION FORM**

Following the first stage of consultation on Ribble Valley Borough Council's Core Strategy between August and October 2010, analyses of the consultation results showed that some additional 'alternative' options should be presented. These have now been published for comment.

If you would like to submit any comments to us regarding the alternative Development Strategy options for the Core Strategy, please fill in this form and return it to us. Comments made will be considered prior to the next formal stage of consultation of the Core Strategy. Further consultation will take place before the plan is finalised.

Completed forms can be returned to the email or postal address below. Please ensure that we receive comments no later than **5pm on 12TH AUGUST 2011.**

CONTACT DETAILS: to be used for all future potential correspondence	
Name:	Postcode:
Organisation:*	Daytime Tel No.
Address	Fax No:
	Email Address:
	Signature:
	Date:
<i>* If applicable</i>	

Please return all completed forms to the following email address:
Response@ribblevalley.gov.uk

Or by post to:
ALTERNATIVE OPTIONS CONSULTATION
Forward Planning
Regeneration and Housing
Council Offices
Ribble Valley Borough Council
Church Walk
Clitheroe
Lancashire
BB7 2RA

Please note that as part of the legal requirements of the process we have to make comments received, including the name of respondents, available for public viewing. Addresses and all other personal details will NOT be made public. All comments received will be held on the Council's LDF database in accord with the data Protection Act 1998.

PREFERRED OPTION?

Of the options presented, which is your preferred option? Please tick or circle one option.

Option 1

Option B

Option 2

Option C

Option 3

Option D

Option A

Option E

COMMENTS:

Please use this space for any comments you would like to submit in relation to the alternative Development Strategy options for the Core Strategy.

If this space isn't enough, please attach further sheets.

For Office Use Only:

Name:

Response Ref:

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Diane Cafferty
direct line: 01200 414551
e-mail: Diane.Cafferty@ribblevalley.gov.uk
my ref: SA drop in session
your ref: -
date: 31/08/2011

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414488
DX: Clitheroe 15157
www.ribblevalley.gov.uk

LDF Core Strategy Sustainability Appraisal Drop in day

Dear Councillor,

Further to the recent consultation on various Local Development Framework documents, work is progressing on addressing the sustainability aspects of the 8 possible Core Strategy options and key statements and development management policies that were available for comment.

Sustainability Appraisal testing is a statutory part of the process which assess the options and policies for their environmental, social and economic impacts. This work is being undertaken by Hyder Consulting (UK) Ltd.

To provide the opportunity for all members and the general public to understand more about this important process, the impacts it may have on the emerging development strategy, and also to ask any questions you may have, a special drop in session has been arranged on **Thursday 8th September in the Council Chamber**.

The drop in session will be split into two parts, being open for members of the public from 10am until 6:30pm and for members only from 7pm until 8:30pm.

Representatives from Hyder Consulting, as well as Ribble Valley Borough Council's Forward Planning team will be available to ask questions

The Sustainability Appraisal process forms a key part of the Core Strategy development and will inform decisions over the next few months as we continue with important plan making work

If you have any queries regarding the drop in session, please do not hesitate to contact me at Diane.Cafferty@ribblevalley.gov.uk or on 01200 414551.

I hope you will be able to attend and look forward to welcoming you on the 8th September.

Yours sincerely,

Diane Cafferty
Senior Planning Officer
Forward Planning



Ribble Valley
Borough Council

RIBBLE VALLEY BOROUGH COUNCIL

CORE STRATEGY OPTIONS

SUSTAINABILITY

HOW WILL IT BE TESTED?

FIND OUT MORE AT A
DROP-IN SESSION

On

THURSDAY 8TH SEPTEMBER

In

**Ribble Valley Borough Council
Council Chamber**

10 am to 6.30 pm

**Representatives from Hyder Consulting & RVBC Forward Planning
will be available to answer your questions**

RibbleValley
Local Development Framework

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Diane Cafferty
direct line: 01200 414551
e-mail: Diane.Cafferty@ribblevalley.gov.uk
my ref: PC SA drop in session
your ref: -
date: 31/08/2011

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414488
DX: Clitheroe 15157
www.ribblevalley.gov.uk

LDF Core Strategy Sustainability Appraisal Drop in day

Dear Sir or Madam,

Further to the recent consultation on various Local Development Framework documents, work is progressing on addressing the sustainability aspects of the 8 possible Core Strategy options and key statements and development management policies that were available for comment

Sustainability Appraisal testing is a statutory part of the process which assess the options and policies for their environmental, social and economic impacts. This work is being undertaken by Hyder Consulting (UK) Ltd.

To provide the opportunity for Parish Councils and the general public to understand more about this important process, the impacts it may have on the emerging development strategy, and also to ask any questions you may have, a special drop in session has been arranged on **Thursday 8th September in the Council Chamber**

The drop in session will be open for Parish Councils and members of the public from 10am until 6:30pm. Parish Councillors and Parish Clerks are also invited to attend an evening session from 7pm- 8:30pm, along with Ribble Valley Borough Council members

The same information will be available at both sessions, where representatives from Hyder Consulting, as well as Ribble Valley Borough Council's Forward Planning team will be on hand to ask questions.

The Sustainability Appraisal process forms a key part of the Core Strategy development and will inform decisions over the next few months as we continue with important plan making work.

If you have any queries regarding the drop in session, please do not hesitate to contact me at Diane.Cafferty@ribblevalley.gov.uk or on 01200 414551

I hope you will be able to attend and look forward to welcoming you on the 8th September.

Yours sincerely,

Diane Cafferty
Senior Planning Officer
Forward Planning

Chief Executive: Marshal Scott CPFA
Directors: John Heap B Eng C Eng MICE Jane Pearson CPFA

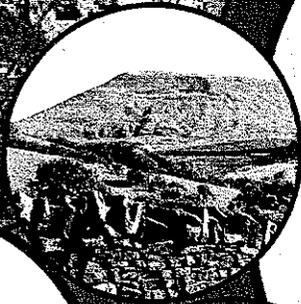
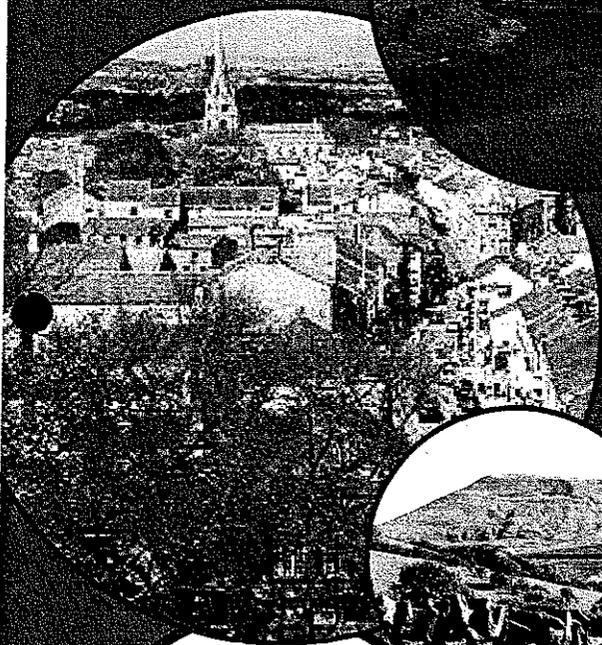
**Ribble Valley
Borough Council**

PLANNING CONSULTATION DROP-IN SESSION

**Wednesday 27 July
10am - 7.30pm
Council Chamber,
Church Walk, Clitheroe**

As part of the current consultations on parts of the proposed new plan for the borough we will be holding an open drop-in session where council officers will be available to discuss the consultation documents and their proposals. If you have any questions, or want to know more, please come along.

Please note that we will NOT be able to discuss planning applications.





RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Phil Dagnall
direct line: 01200 414570
e-mail: Philip.Dagnall@ribblevalley.gov.uk
my ref: CoreStJuneAug11
your ref:
date: 15-7-11

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

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Fax: 01200 414488
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www.ribblevalley.gov.uk

Dear Parish Clerk/Correspondent,

As a part of the on going consultations on the Core Strategy Planning document, about which we recently sent to you a pack of materials, we are also holding a Drop In Session to answer any questions local people may have about the various documents.

This will be held from to 730 pm in the Council Chamber, Church Brow, Clitheroe on Wednesday 27th July.

I have enclosed two posters advertising this event and would be grateful if you could place them on the Parish notice board and any other place you consider appropriate. If you need further copies please contact me.

I should also emphasise that officers present at the event will **not** be able to discuss individual planning applications.

Yours sincerely,

Colin Hirst, Head of Housing and Regeneration

Residents Invited to Core Strategy Sustainability Open Day

Published Thursday 1st September 11

RESIDENTS in Ribble Valley are invited to an open day on Thursday, September 8, outlining the potential environmental, social and economic impact of the eight development options contained in Ribble V

The strategy is part of the council's Local Development Framework setting out a set of objectives that will guide development in the borough over the next 15 years and recently the subject of public consultation.

It contains information on a wide variety of issues, such as where new development might take place, affordable housing, housing for the elderly, employment, the economy and the environment.

The potential environmental, social and economic impact of the eight options contained in the strategy are currently being appraised and the general public are invited find out more.

The event, from 10am to 6.30pm, will be attended by representatives of the council's forward planning team and Hyder Consulting, who are undertaking the appraisal.

Colin Hirst, Ribble Valley Borough Council's head of regeneration and housing, said: "The open day will outline the sustainability appraisal process and may be particularly interesting to residents who have already shown an interest in the Core Strategy."

The results of the appraisal are expected to be published as part of the Core Strategy next year.

Residents are advised that it is not the purpose of the open day to discuss specific planning applications.

The open day will be held in the Ribble Valley Borough Council Chamber in Church Street, Clitheroe, and further details are available from

Ribble Valley Borough Council on 01200 425111.

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