

agreed 4/7/14

Date: 04 July 2014
Our ref: 121962
Your ref:



Post Hearing Consultation
Ribble Valley BC
Council Offices
Church Walk
Clitheroe
BB7 2RA
BY EMAIL ONLY posthearings@ribblevalley.gov.uk

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Ms Macholc

Planning consultation: Ribble Valley Core Strategy: Consultation on Proposed Modifications and SA Addendum

Thank you for your consultation on the above dated 03 June 2014.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Overall Comment

We note from the modifications that the proposed housing numbers have been increased and will result in an increase of 1600 units. As a result of the proposed modification Natural England maintains its concerns in relation to the potential landscape impacts. As outlined in our previous responses, including our letters dated 16 September 2013 ref (94927), 14 June 2012 (ref 53144), 27 November 2012 (ref 69782-67282) and 25 June 2013 (ref 89710), **we consider there still does not appear to be any site specific assessment of the landscape impact on the Forest of Bowland Area of Outstanding Natural Beauty (AONB) as a result of development at the strategic site at Standen Estates.**

Natural England is aware that the Standen Estate allocation was given Outline Planning Approval, 17 April 2014 for 1040 dwellings. We express disappointment with this decision because our previous comments do not appear to have been taken on board.

The site is a distance of 1.1 km from the Forest of Bowland AONB. In our previous responses, references 98652, 83676 and 68558, Natural England highlighted the weaknesses of the Landscape and Visual Impact Assessment (LVIA) in that it does not adequately assess the potential impacts of the development on the AONB, particularly in terms of viewpoints from Pendle Hill. We also considered that the Forest of Bowland AONB is not shown on the relevant plans and maps showing the visual influence of the proposal. One further weakness Natural England highlighted was that the LVIA does not provide enough visual illustrations to provide detail to assess the significance of the impact on the AONB from the proposed development.

Key Statement DS1: Development Strategy

Natural England welcomes the following addition;

"In allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the scale, extent and form of development to be allocated under this policy".

Page 1 of 3



Natural England is accredited to the Cabinet Office Service Excellence Standard

We are aware that the modifications allows for 1600 dwellings to be provided within 'other defined settlements' within the Borough. Natural England notes the accompanying Development Strategy, 'Defining the more sustainable settlements and patterns of housing development' April 2014 . This strategy defines 9 of the 32 settlements which are more sustainable . We are also aware that the settlements have been tested against the SA objectives. Natural England are disappointed that this policy has not reflected this further work to define the settlements into two tiers, (with one tier being more sustainable and appropriate for development than the other tier). We therefore advise that is policy differentiates between the more sustainable settlements and be amended in order to highlight that the nine settlements chosen from the appraisal process are the preferred option for housing growth.

However we note that the settlements Chatburn and Gisburn are adjacent to the AONB and contain the most environmental constraints, as highlighted within the SA. Natural England therefore recommend that the emerging Allocations DPD takes full account of the issues and undergo careful micro-siting and mitigation as suggested within the SA.

Policy ENV4

Natural England welcomes the modification to this policy as set out below;
It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle, be a net enhancement of biodiversity.

However previously, we advised the need to make reference in Policy ENV4 to indirect impacts, particularly on European sites . It is important that the policy reminds users of the need to consider indirect, as well as the more obvious direct impacts, over the plan period.

Duty to Cooperate

Natural England have not been in receipt of how you plan to fulfil your Duty to Cooperate. The Duty to Co-operate was introduced by the Localism Act 2011 (section 110). It requires local authorities and prescribed bodies (including Natural England and the Environment Agency) to co-operate in maximising effectiveness in relation to planning of sustainable development. The National Planning Policy Framework (NPPF) (paragraphs 178-181) set out the Government's expectations of strategic planning under the Duty. The emphasis is on collaborative working to ensure that strategic priorities (which include the conservation and enhancement of the natural environment) are properly co-ordinated and clearly reflected in individual Local Plans. Local Planning Authorities are expected to demonstrate that effective co-operation has taken place when their plans are submitted for examination.

Collaborative working across local authority boundaries is essential to address environmental challenges such as landscape impacts, climate change adaptation, water resource issues and the delivery of green infrastructure and ecological networks, which do not necessarily fit administrative boundaries.

Natural England would be happy to advice on fulfilling this Duty in terms of addressing strategic environmental issues collaboratively.

Natural England has recognised some issues which are relevant to you and your neighbouring LPAs. Landscape Impacts may only be addressed efficiently and effectively, through cooperation with adjoining local authorities. The Ribble Valley contains a large proportion of the Forest of Bowland AONB. Natural England advise your authority to work collaboratively with the Forest of Bowland AONB and neighbouring authorities , in order to avoid any adverse impacts on this designation and provide opportunities for enhancement where possible. Par 115 from the NPPF advises that great weight should be given to conserving landscape and scenic beauty in Areas of

Outstanding Natural Beauty , ... which have the highest status of protection in relation to landscape and scenic beauty.

Habitat Regulation Assessment

We have not had site of a revised Habitat Regulation Assessment (HRA). Natural England provided comments on the HRA via an email **reference 86459 dated 19 June 2013**, and we would like to take this opportunity to reiterate these comments.

Your statement that "In preparing this HRA Screening Report, consideration has been given to potential avoidance and mitigation measures which would serve to avoid adverse effects on the integrity of European sites, for example the provision of specific clauses within the policies that may prevent effects occurring" (Section 2.5), is helpful. However the issue of effects may need to be monitored as allocations are made and detailed proposals are submitted, to ensure that the objective of avoiding harm to European sites is achieved through decisions within the framework of the policies set out in the plan.

I assume that site allocations will be the subject of a separate HRA screening. That document should recognise that circumstances may change over the period of the Local Plan, and in the latter stages of the Plans implementation, when considering detailed planning matters, fresh up-to-date data may be required to confirm that development is not likely to have significant effect on European sites.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Sally Maguire on 03000602110. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

[Redacted signature]

Copied + added
7/7/14

PRN - 66

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

Our ref: NO/2012/103766/CS-
03/EW1-L01
Your ref: Post Hearings May 2014
Date: 07 July 2014

Dear Sir/Madam

RIBBLE VALLEY CORE STRATEGY 2008 – 2028: A LOCAL PLAN FOR RIBBLE VALLEY PUBLICATION OF PROPOSED MAIN MODIFICATIONS TO SUBMITTED CORE STRATEGY

Thank you for consulting us on the proposed main modifications to the submitted Core Strategy for Ribble Valley.

We have reviewed the documents available for consultation in so far as they relate to our remit and we have no comments to make on the proposed main modifications to the submitted Core Strategy.

Yours faithfully

A large area of the document is redacted with thick black horizontal bars, obscuring the signature and any text below it.

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
End



copied + act'd 2/7/14

Philip Dagnall

From: ~~Philip Dagnall~~
Sent: 02 July 2014 09:45
To: Post Hearings
Subject: Ribble Valley Core Strategy Main Modifications Consultation
 To whom it may concern

PN 8598

Sport England has the following representations to make:

MM38 (Policy DMG1) - Support

As a statutory consultee on all planning applications that affect playing fields, the additional text is welcomed and supported. This brings the policy in line with both paragraph 74 of NPPF and Sport England Playing Fields Policy 'A Sporting Future for the Playing Fields of England'. However, both Paragraph 74 of NPPF and Sport England policy, require an equivalent or better provision if an assessment concludes the site is not surplus to requirement. Sport England does not seek to prevent development only to ensure there is sufficient playing fields of an appropriate quality to meet existing and future demand. There may some instances where development of an existing playing field is required to help deliver housing/employment priorities but the playing field/open space is needed to meet an identified need. In these circumstances, which are common across the country, a replacement in the locality will be required. Sport England suggests amending the additional text to say:

"Should an assessment conclude the open space/playing field is not surplus to need, but the site is required to deliver the housing/employment strategy, an equivalent or better provision will be required within the locality."

MM57 (Evidence Base documents) Sport England is currently working with the Council to prepare a Playing Pitch Strategy (PPS). This will provide the robust assessment referred to in policies DMG1 and DMB4. Sport England would welcome the inclusion of the PPS in the Evidence Base Documents list.

Kind Regards

~~Philip Dagnall~~
 [Redacted signature and contact information]

Mailing address: SportPark, 3 Oakwood Drive, Loughborough, Leicestershire, LE11 3QF



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02/07/2014



Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancashire
BB7 2RA

Phone: (01772) 530695

Email: [REDACTED]

Your ref:

Our ref: MH/NO/FL/KM

Date: 16 June 2014

Dear Sir/Madam

RIBBLE VALLEY CORE STRATEGY - 2008 - 2028: A LOCAL PLAN FOR RIBBLE VALLEY FOR PUBLICATION OF PROPOSED MAIN MODIFICATIONS TO SUBMITTED CORE STRATEGY

This letter is a response to the consultation period of the main modifications which were made on the Core Strategy. From a Lancashire County Council perspective we have no further comments to make.

If you have any further queries on this please don't hesitate to contact Niamh 'O' Sullivan on niamh.osullivan@lancashire.gov.uk

Yours faithfully

[REDACTED]

Marcus Hudson
Head of planning

Copied + act'd 26/6/14

8595

Philip Dagnall

From: Philip Dagnall on behalf of Post Hearings
Sent: 26 June 2014 15:07
To: 'Carl Bunnage'
Subject: RE: Ribble Valley Core Strategy : Publication of Proposed Main Modifications (FAO Mr Colin Hirst)

Dear ~~XXXXXXXXXX~~

thank you for responding to the Consultation. Your Core Strategy related response will be recorded and all submissions will be forwarded to the appointed Inspector for his consideration during the on going Examination process. Please note that we will not be responding to submissions on an individual basis although we may contact you for further clarification if necessary.

All responses are available to view at the Council Offices.

Yours sincerely,

Chief Executive, Ribble Valley Borough Council

From: ~~XXXXXXXXXX~~
Sent: 26 June 2014 14:23
To: Post Hearings
Cc: ~~XXXXXXXXXX~~
Subject: Ribble Valley Core Strategy : Publication of Proposed Main Modifications (FAO Mr Colin Hirst)

Dear Mr Hirst,

Thank you for consulting North Yorkshire County Council (letter dated 16 May 2014, your ref: Post hearings May 2014) in relation to the Ribble Valley Core Strategy 2008-2028 Publication of proposed Main Modifications to Submitted Core Strategy.

From a strategic planning perspective the proposed Main Modifications would not seem to present any significant strategic cross-boundary issues for North Yorkshire.

From the Local Highways Authority (LHA) perspective, the LHA do not wish to raise any concerns but would seek reassurance that where it is clear that the development will have a material impact on the North Yorkshire's Local Highway Network the LHA will want to be included in agreeing the scoping for the Transport Assessment (TA) and Travel Plan (TP). In other instances it is accepted that it may not become obvious until the volume of traffic heading towards the County boundary is identified through the actual TA. In those circumstances it is acknowledged that consultations may be delayed. This might relate to development in Clitheroe for example where traffic might have an impact on the A59 into NYCC.

Thank you once again for consulting North Yorkshire County Council on this matter. I hope that you will find this response helpful. If you would wish to discuss any aspect of it then please do not hesitate to contact my colleague Melisa Burnham (Senior Engineer-LDF, Tel 01609 532371 : LHA) or myself.

Yours sincerely

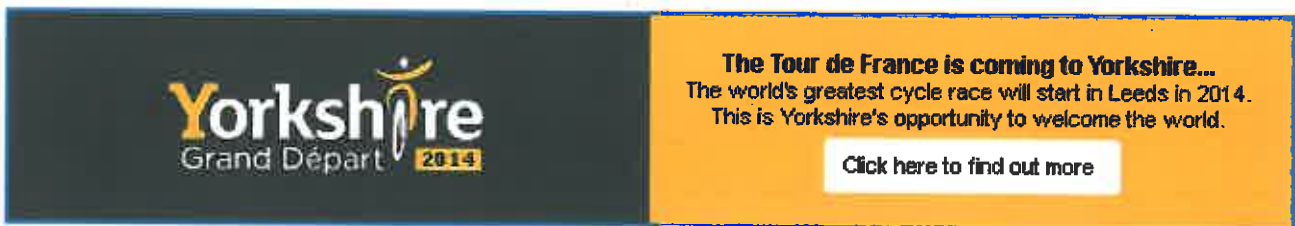
~~XXXXXXXXXX~~

Team Leader Regional and Strategic Policy
Business and Environmental Services

26/06/2014

(Trading Standards and Planning Services)
North Yorkshire County Council
County Hall
Racecourse Lane
Northallerton
North Yorkshire,
DL7 8AD

Tel: ~~01904 677223~~
e: ~~enquiries@northyorks.gov.uk~~



Yorkshire
Grand Départ 2014

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Protection Act or the Environmental Information Regulations please forward your request by e-mail to the Data Management Team (datamanagement.officer@northyorks.gov.uk) who will process your request.

North Yorkshire County Council.

copied + ack'd 27/6/14

Philip Dagnall

483

From: ~~[Redacted]~~

Sent: 27 June 2014 09:21

To: Post Hearings

Subject: Main Modifications Consultation - Core Strategy

Thank you for consulting South Ribble Borough Council on the above consultation.

We do not have any comments to make on any of the consultation documents.

Regards

~~[Redacted]~~

Planning Officer (Forward Planning)

~~[Redacted]~~

Available: Wed, Thurs, Fri

South Ribble Borough Council

Civic Centre - West Paddock - Leyland - Lancashire - PR25 1DH

Tel: 01772 421491 - Fax: 01772 622287

Check out our website at www.southribble.gov.uk

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27/06/2014

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taking pride...

Mr C. Hirst.
Ribble Valley Borough Council,
Council Offices,
Church Walk,
CLITHEROE,
Lancashire. BB7 2RA

Please ask for:
Telephone No.
Email:
Our Ref:
Date:

Dear Mr Hirst,

Ribble Valley Core Strategy 2008-2028 Local Plan: Proposed Main Modifications

Thank you for consulting Wyre Council on the proposed main modifications to the Ribble Valley Core Strategy 2008-2028 Local Plan. These are Officer comments.

Wyre Council previously commented on the emerging Core Strategy, including on the draft local plan in 2012. I note that the emerging local plan addresses Wyre Council's earlier comments, namely in relation to the evidence base for transport (including the East Lancashire Transport Masterplan) and the policy criteria towards Gypsies and Travellers which includes flood risk, highways safety and infrastructure.

I note that the main modifications reflect factual updates where new information has become available, including the updated evidence base, or address issues that have arisen during the hearings.

The following main modifications are noted:

- The principal settlements are now listed as Clitheroe, Longridge and Whalley, where new housing, employment, retail and leisure development will be focused.
- Annual housing figure of 280 new dwellings a year.
- Eight hectares of employment land will be provided.
- Extra retail floorspace of approx. 2,200 sqm for convenience goods and approx. 3,500 sqm for comparison goods will be focused on Clitheroe, Longridge and Whalley.

The main modifications provide greater clarity on the levels and spatial distribution of new development in the Borough and how this will shape subsequent planning documents that will be prepared.

Wyre Council raises no objections to the main modifications.

Please will you inform Wyre Council about all future stages of the local plan.

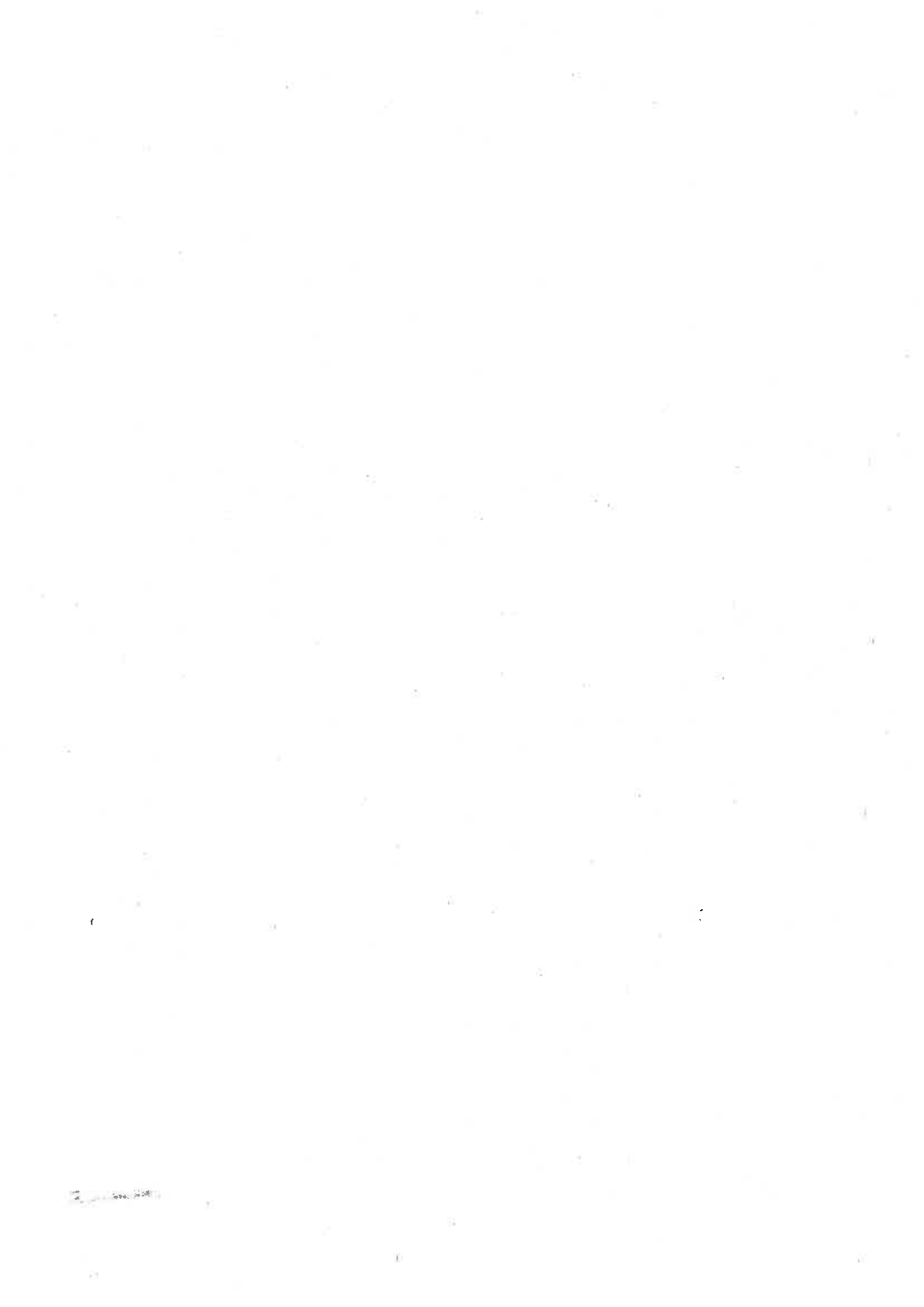
Yours sincerely

[Redacted signature]

[Redacted signature]

[Redacted signature]

[Redacted signature]



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89

Philip Dagnall

From: [REDACTED]

Sent: 23 June 2014 12:26

To: Post Hearings

Subject: RIBBLE VALLEY CORE STRATEGY 2008-2028 : A LOCAL PLAN FOR RIBBLE VALLEY
PUBLICATION OF PROPOSED MAIN MODIFICATIONS.

TO WHOM IT MAY CONCERN,

Clitheroe Town Council have considered the above and have asked me to respond as follows:

- they are concerned with the increase in the target housing figure to 5,600 dwellings and on the methodology including the figures used to get the model
- they are also concerned by the housing waiting list figure as this overstates housing need as many people on the list are already housed.

Thank you .

[REDACTED]
Town Clerk.
Clitheroe Town Council.

[Redacted]

[Redacted]

From: Longridge Town Council [mailto:longridgetc@gmail.com]

Sent: 01 July 2014 10:36

To: Colin Hirst

Subject: Response of Longridge Town Council to Core Strategy Proposed Modifications May 2014

equid tach'd 1/7/14

7491

Dear Colin:

We have reviewed the Modifications and wish to make the following comments and requests:

MM116 Appendix 2 Paragraph 15.2

Longridge has an unadjusted target of 833 which is then adjusted, as of 1 July 2012, to 633 as a result of the planned development of 200 in Preston on the western border.

Further development has been granted by Preston, increasing this figure from 200 to 500.

We feel this should be reflected in an adjustment of 400 (an increase of 200) as the cumulative impact on the highways and other services of the increased Preston developments will be substantial.

All applications should be reviewed on the cumulative impact on traffic, utilities, health and education before decisions are made.

MM30 Page 66 Key Statement EC1

We are pleased that Longridge has been recognised in employment development. We regard this as very important.

However, we are concerned that there is a proposed reduction of 1 hectare in the plan from 9 to 8.

MM34 Page 78

We welcome paragraphs 8.11 and 8.12

However, we strongly believe that Longridge needs to be included in the Highways infrastructure. We feel that the current road system is inadequate and, given the planned developments, will be increasingly unable to cope with the increased traffic flows.

01/07/2014



copied + ach'd 1/7/14

PRN 325



Whalley Parish Council



16 The Dales
Langho
Blackburn
BB6 8BW.
1st July 2014

Forward Planning
RVBC
Clitheroe
Dear Madam/Sir:

Statement on the revised Core Strategy 2014.

Whalley Parish Council (WPC) represents the community of Whalley, the majority of whose population is greatly concerned that the village nature of their community is being eroded by excessive and ill-planned developments of private housing.

The only point we wish to make with regard to the revised Core Strategy is that "Calderstones" is identified as a Tier 2 Settlement. The Calderstones housing estates, developed on the former Calderstones Hospital site as part of extant Area Policy A3, lie within Whalley Civil Parish and it has always been the view of the community and Council that 'Calderstones', whilst a significant development, is and always has been an integral part of the Parish and should be considered as such with respect to all future planning within the designated Key Service Centre of Whalley.

With that caveat the Parish Council accepts the revised Core Strategy the absence of a Core Strategy has already resulted in more, and worse, development in our community than would have been the case had a strategy been in place. This is not RVBC's fault but the consequence of a Byzantine, centrally-directed process that takes no account of local community need. Local people need a viable strategy with which to work as the extant policies are out of date and no longer fit for purpose.

Whalley Parish Council urges that the current revision of the Core Strategy be accepted without further delay.

Yours sincerely,

Fred Holland Clerk to Whalley Parish Council

adid + copied 15/6/14

PRN: 5936 Page 1 of 1

Philip Dagnall

From: Michelle Haworth on behalf of Programme Officer
Sent: 16 June 2014 10:03
To: Philip Dagnall
Subject: FW: Core Strategy Modifications
Consultation response

From: Parish Clerk [mailto:~~wp@whittingham-parish-council.gov.uk~~]
Sent: 15 June 2014 19:53
To: Programme Officer
Cc: wparishclerk@gmail.com
Subject: Core Strategy Modifications

I refer to your recent letter regarding the proposed main modifications to the Core Strategy which states that it is not necessary to resubmit previous responses.

Whittingham Parish Council has considered the modifications and notes the proposed increase to 5,600 houses and resolved that the comments submitted previously were still appropriate to this consultation.

Members are disappointed that since submitting their initial comments in Sept 2013, there has still be no approach from Ribble Valley or Preston City Council regarding a joint meeting to discuss the development plans despite developers continuing to submit applications on the Whittingham boundary.

Regards

~~wp@whittingham-parish-council.gov.uk~~
Clerk to the Parish Council
~~wp@whittingham-parish-council.gov.uk~~

Please note the Parish Clerk works part time.
Your email may not receive an immediate reply.

16/06/2014

from [redacted] - Clerk to Bolton-by-Bowland + Tossie PRN 351
Parish Council copied + ach'd 7/7/14.

Publication of Proposed Main Changes to Submitted Core Strategy

We refer to the latest consultation papers on modifications to the Core Strategy and in particular the 'definitions of more sustainable settlements and patterns of housing development'.

All 4 settlements in our Parish (ie Bolton by Bowland, Holden, Sawley and Tossie) are categorised as 'less sustainable' and therefore included in Tier 2 with no specific allocation of new housing numbers.

We note however that 'Development that has recognised regeneration benefits, is for identified local needs or satisfies neighbourhood planning legislation, will be considered in all the borough's settlements, including small scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding off of the built up area'.

As you are aware, we are well into the process of producing a Neighbourhood Plan for the two wards of Bolton by Bowland and Gisburn Forest.

The potential need for some element of new housing, and in particular affordable housing to address what is seen as a population imbalance with too few younger residents, came up in all of our recent series of 'issues workshops'.

We are now addressing the extent of support and the evidence for this need as part of our continuing work and will include the outcomes of this as part of our Draft Neighbourhood Plan which we envisage being available within a few months.

We are content that the latest revisions to the Core Strategy will allow us to identify and address such local housing needs as may arise from this process.

Sawley ward is not included in the Neighbourhood Plan but they too are content with the modifications proposed to the Core Strategy



BEN WALLACE MP



HOUSE OF COMMONS
LONDON SW1A 0AA

Mr Colin Hirst
Head of Regeneration and Housing
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

30 MAY 2014

ack'd by post

3/6/14

copied for files 3/6/14

27 May 2014

Dear Mr Hirst,

Thank you for your letter of 16 May, received today, regarding the Council's consultation on the modifications which have been made to the Council's Core Strategy. As you are aware, I responded to the Council's consultation early on in the development of the Core Strategy, back in October 2010. The proposals outlined for the Core Strategy will have implications for surrounding boroughs and so I take an interest as the Member of Parliament for Wyre and Preston North.

In my earlier response I expressed concern at the Council's plan to focus housing development in Longridge over the next 15 years, given the certain impact this would have on traffic and congestion levels through Goosnargh, Grimsargh and (to a lesser extent given the development of the by pass) Broughton. Longridge residents must travel through these areas to reach the M6 or Preston. In the original consultation the Council proposed that 450 dwellings would be developed in Longridge. In the latest version of the Core Strategy has increased the proposed number of houses for Longridge to 633. This is a significant increase, from an already high baseline. My concerns are, therefore, significantly heightened. I can also see that the Council has decided to increase the number of dwellings built across the Borough from 4000 to 5600. I am not convinced that this increased in need can be demonstrated and am anxious that, the larger conurbations – such as Longridge - will be developed disproportionately. This will have worrying consequences for my constituents to the west of the Borough.

I should be most grateful if you would ensure that my comments are taken into account as part of the consultation process.

Yours sincerely,


BEN WALLACE

Member of Parliament for Wyre & Preston North

copied + add'd 19/6/14



+ S/A Comment attached

PRN 8660

ENGLISH HERITAGE

NORTH WEST

By EMAIL: posthearings@ribblevalley.gov.uk

Our ref: 1399

Your ref: Post Hearings
2014

Date: 19th June 2014

Dear Sirs

Ribble Valley Core Strategy 2008-2028: A Local Plan for Ribble Valley Publication of proposed Main Modifications to Submitted Core Strategy

Thank you for consulting English Heritage about the above document. We have the following comments to make:

Ref: MM6, Page 39 Key statement DSI: Development Strategy

The NPPF makes it clear that the significance of heritage assets can be harmed through development within their setting. There is a requirement in the Town and Country Planning Act 1990 that 'special regard' should be had to the desirability of preserving listed buildings, their setting or any features of special architectural or historic interest which they possess. It is also the duty of the Council to preserve or enhance the character or appearance of its conservation areas and their setting. Where potential development sites appear to include non-designated assets including the possibility for archaeology, their potential should be investigated and retention/exploration should be promoted.

In allocating development, consideration should be made to the historic environment and local identity and character as well as the natural environment as put forward in the modifications. Therefore, it is suggested that it be amended as follows:

“In allocating development, the Council will have regard to the AONB, Green Belt, the historic environment, local identity and character when establishing the scale.....”

With regards the other proposed amendments, English Heritage have no further comments to make.

If you have any queries about any of this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

1

SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1
5FW

Telephone 0161 242 1400 Facsimile 0161 242 1401
www.english-heritage.org.uk

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Correspondence or information which you send us may therefore become publicly available





Historic Environment Planning Adviser (North West)
Telephone: [Redacted]





ENGLISH HERITAGE
NORTH WEST

By EMAIL: posthearings@ribblevalley.gov.uk

Our ref: 1404

Your ref: Post Hearings
2014

Date: 19th June 2014

Dear Sirs

Ribble Valley Core Strategy 2008-2028: A Local Plan for Ribble Valley Publication of proposed Main Modifications and the Addendum to the SA

Thank you for consulting English Heritage about the above document. We have commented separately on the main modifications (reference 1399).

We agree with the overall assessment that the proposed amendment to DME5 would change the assessment score for SA Objective 15 to a major positive. The proposed modification would strengthen the policy with regards the protection and enhancement of the historic environment and ensure that the policy is in line with the requirements of the NPPF.

With regards the other proposed amendments, English Heritage has no further comments to make.

If you have any queries about any of this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

Emily Hrycan
Historic Environment Planning Adviser (North West)

Telephone:

1

SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1
5FW

Telephone 0161 242 1400 Facsimile 0161 242 1401
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SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1
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Correspondence or information which you send us may therefore become publicly
available*





The Coal
Authority

copied + added 15/6/14

7693
PRN.

**Ribble Valley Borough Council - Core Strategy Proposed Main Modifications
(Proposed Main Modifications)**

Consultation Deadline – 7 July 2014

Contact Details

Planning and Local Authority Liaison Department
The Coal Authority
200 Lichfield Lane
Berry Hill
MANSFIELD
Nottinghamshire
NG18 4RG

Planning Email: planningconsultation@coal.gov.uk
Planning Enquiries: [REDACTED]

Person Making Comments

[REDACTED]
Consultant Planning Advisor to The Coal Authority

Date

18 June 2014

Forward Planning
Ribble Valley Borough Council
By Email: posthearings@ribblevalley.gov.uk

Dear Sirs

**Ribble Valley Borough Council - Core Strategy Proposed Main Modifications (Proposed
Main Modifications)**

Thank you for consulting The Coal Authority on the above document.

Having reviewed the document, I confirm that we have no specific comments to make at this stage.

Should you require any assistance please contact a member of Planning and Local Authority Liaison at The Coal Authority on our direct line (01623 637 119).

Yours faithfully

[REDACTED]
Chief Planner / Principal Manager

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]