



CORE STRATEGY

SUMMARY OF REPRESENTATIONS RECEIVED ON REGULATION 25 CONSULTATION DOCUMENT

**FORWARD PLANNING
DEVELOPMENT SERVICES**
March 2011

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

- 1.1 This document provides a summary of all of the consultation responses received during the consultation on the Regulation 25 stage Core Strategy. The consultation was held between 25th August 2010 and 20th October 2010.
- 1.2 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.
- 1.3 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 an 8 week consultation response period between 25th August and 20th October 2010,
 - offering the opportunity for each Parish Council to hold a meeting attended by members of the Forward Planning team, providing the opportunity for local residents to attend these meetings and ask questions. A schedule of these meetings can be found in appendix one of this document.
 - making the Core Strategy report and response forms 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 and electronic submission form on the Council's website and the Pennine Lancashire wide Feedback website
 - producing an explanatory booklet on the Core Strategy setting out the main principles and ways to respond making these available at all of the above and some other locations in the borough such as some shops, gyms, post offices etc.
 - inserting 11,000 copies of the explanatory booklet into the Clitheroe Advertiser and Times as the most widely circulated local newspaper in the borough.
 - publishing numerous press releases in the local press, including the Clitheroe Advertiser and Times, the Longridge News and the Lancashire Evening Telegraph.
 - Attending a Ribble Valley Steering group meeting, running a session at Ribchester C of E Primary School following a request, running a stall at an Openhouse Roadshow meeting in Chipping to disseminate information regarding the SHLAA and running a drop in session just outside the borough, in Grimsargh using Preston council's mobile information centre.

- 1.4 To help structure these representations and assist in gathering information regarding what the document ought to contain, a range of issues and options for the Core Strategy were developed, which were formulated upon the results and feedback of previous consultation¹. This approach ensured that representations remained focused, providing a clear indication of the issues and Development Strategy options that the Core Strategy should focus upon.
- 1.5 This Summary of Representations document 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.
- 1.6 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' (see Para. 3.52). All representations which relate to the proposed content of the Core Strategy will be considered and information included in the Regulation 27 Core Strategy, where appropriate.

2. Outcome of the consultation process

- 2.1 The consultation on the Regulation 25 Core Strategy took place between 25th August and 20th October 2010. The Council received formal representations from just under 750 bodies/individuals, containing a total of 3920 representations². These were received by email, letter, response form and online submissions.
- 2.2 Taken at face value, the consultation has highlighted that there is a widely held view (141 representations) that Ribble Valley does not require any additional development and therefore, in general, the requirement to undertake a Core Strategy is not strongly supported. This response was however predominantly expressed by the residents of Whalley and, as will be discussed later in this document in further detail, it is considered that this response has been provoked by current or proposed planning applications in their area. While small in number, collectively these are of a significant scale.
- 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.

¹ Undertaken in 2007, prior to a change in the regulations.

² 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.

- 2.4 Within the summary of representations section below, information is included on how the representations will be considered in subsequent stages of the Core Strategy formulation and how they may affect the Regulation 27 Core Strategy document and consultation.
- 2.5 The final part of this report (appendix 2) 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 (59%) of representations were made from people living in the Parish of Whalley. The second highest number of representations (10% of all reps received) was received from respondents based outside of the borough, mainly from Planning Agents or Land Owners. This was then followed by respondents from the Parish of Billington and Langho (7.8%), Longridge (6.7%) and Clitheroe (5%).
- 3.2 It is considered that in many cases representations were made into the Core Strategy consultation process, which were directly related to current or proposed planning applications and the issues that specific developments may bring, rather than relating to the content and potential impacts of the Core Strategy as a whole. For example, the large number of representations received from Whalley (59% of all representations received) and the significant number of reps made which related specifically to Whalley (54% of all those received) appear to have arisen from the submission during the consultation on the Core Strategy of a planning application for 80 houses in Whalley and the consultation by a Planning Agent on a pre-application stage scheme (for approximately 300 dwellings in Whalley). It is clear from the responses received that a significant number of the representations (54 out of 56) related to these planning applications and the Development Control process rather than the, Core Strategy strategic planning process. These representations have nevertheless been considered as part of this Regulation 25 process as it would be incorrect to view them in isolation to the strategic planning process.
- 3.3 Although in some cases, Parish Council's responded on behalf of their residents, no separate responses were received from individuals living in the following Parishes:

Pendleton	Paythorne	Slaidburn
Mearley	Sawley	Newton
Worston	West Bradford	Bowland Forest Low
Twiston	Great Mitton	Bowland Forest High
Middop	Little Mitton	Bowland with Leagram
Horton	Gisburn Forest	Dinckley
Newsholme	Easington	Salesbury

- 3.4 These areas will be monitored in further stages of consultation to ensure that there are no issues relating to lack of communication.

- 3.5 A breakdown of the various different groups of respondents from whom representations were received shows that the majority of representations, over 85%, 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 4.8% and 2.7% of all representations received respectively

What issues were raised?

- 3.6 Although 3920 representations were received, it is clear from analysis of these representations that physical issues relating to the potential impacts of future development, particularly housing, were the main focus of the consultation responses rather than concerns relating to sections such as Key Statements and the Strategic Vision of the Core Strategy document and its strategic scope and format. This could be taken as encouraging because the majority of the issues raised are issues that:

- the Core Strategy would not be expected under Regulation 25 to address at this early scoping stage;
- will be more appropriate under regulations to take into account 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 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 Further information on how the representations received on these themes will be dealt with in future Core Strategy stages is given below.

Representations relating to environmental land use issues

- 3.9 There were a significant number of representations received, which related to the impact of development on the environment. As a whole, it was evident that the potential negative impacts of development on the environment are a concern to a significant number of local residents, particularly in the Whalley area. There was also a view evident that sites in the wider, Pennine Lancashire area should be used for development instead of any sites in Ribble Valley. However, it was repeatedly stated that if land must be developed within the borough then Brownfield, or previously developed, sites should always be developed before Greenfield and Greenbelt land is considered for use. The consultation also highlighted the view that the impact of development on agriculture should be considered; as should the impact of new development on service provision, such as refuse collection. There was also a strong concern that development could lead to the loss of recreational open space.

- 3.10 **RESPONSE:** All these highlighted issues are valid concerns when raising the issue of new development and discussing options for where this development should be located. At the strategic, Core Strategy level, Ribble Valley is required by law to provide enough housing to satisfy the adopted local housing requirement within the borough area. For the Regulation 25 Core Strategy consultation document, these numbers were based on the requirement set out in the Regional Spatial Strategy (RSS) as required by legislation at that time. Since the consultation however, advisory information from central government 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 underway and, once it has passed through the required stages of consultation and Member approval, will eventually 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.
- 3.11 However, in relation to the representations received on the Regulation 25 Core Strategy consultation which this document is assessing, in formulating the adopted RSS housing number figures that RVBC had to use, the proximity of and the impact of housing in the wider Pennine Lancashire area was considered. It is therefore not possible to look for areas for development in the wider Pennine Lancashire area rather than in the Ribble Valley. However, Ribble Valley does not intend to allocate or alter the current adopted Greenbelt boundary at this stage and where possible the use of previously developed sites will always be the preferred approach. However, LDF evidence base studies have highlighted that there is a shortage of Brownfield land in the borough even for employment uses and therefore in order to satisfy the housing requirement, it will be necessary to use some parcels of Greenfield land. One of the primary aims of the next stage of the Core Strategy process is to ensure that any areas of land that would involve the use of Greenfield sites for development are the best possible locations for this development. The detail in terms of actual site allocations will take place as part of future LDF documents, mainly the Housing and Economic Development DPD (Development Plan Document) which will closely follow the course of the Core Strategy.
- 3.12 In terms of considering the potential impacts on services, recreational facilities, employment, and agriculture, one of the benefits of producing a Core Strategy is that it is a long term, strategic plan for the borough, which allows for effective joint working and planning between Council departments, other Local Authorities and even sectors.

Representations relating to sense of place and tourism

- 3.13 A total of 261 representations were received which highlighted concerns relating to a potential negative impact on sense of place and tourism as a result of development, over 90% of which related to the settlement of Whalley. Particularly evident was the view highlighted by residents that Whalley and Langho are villages and that any further development will result in these becoming towns. There was also an issue raised by residents of Whalley that the Core Strategy should not refer to Whalley as a 'service centre'.

- 3.14 **RESPONSE:** 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 detrimental impact upon tourism in the area, providing that development is located in the most appropriate locations, as will be determined through the Housing and Economic Development DPD which will closely follow on from the identification of the preferred Development Strategy in the next stage of the Core Strategy production process (i.e. Regulation 27 stage).
- 3.15 Subject to any revision of housing requirement numbers resulting from the current review, a case can be made from existing evidence base documents that at the level of development that Ribble Valley must provide using the current numbers, Whalley will not be significantly altered in terms of overall character. Information taken from the 2001 Census defines Whalley as 'Town and Urban Fringe', and the 13th most densely populated ward in Ribble Valley. Whalley is also included on the 2001 Census Urban Areas Ribble Valley list, placing it behind Clitheroe and Longridge. The LDF evidence base document, Ribble Valley's Settlement Hierarchy, which is based upon a robust methodology, states that Whalley is a service centre. This methodology includes details of service provision, such as public transport, education and employment, population and proximity to services and showed Whalley to be positioned third (behind Clitheroe and Longridge) in relation to the hierarchy of all settlements of the borough. The following extract is taken from the Settlement Hierarchy.
- 3.16 *Clitheroe stands out as the most significant settlement within the borough, with the best provision of services and facilities. The next two settlements, Longridge and Whalley also stand out from all other settlements in terms of provision across the various service and facilities categories. While Whalley is smaller than some other settlements, such as Langho and Wilpshire; they have significantly poorer service and facility provision. In Wilpshire's case this could be due to the services in the area falling into adjacent parts of Blackburn.* Ribble Valley Settlement Hierarchy (December 2008).
- 3.17 Clearly the question of how the status of the larger settlements as service centres affects the scale, desirability & necessity of possible developments to meet overall needs of the borough as a whole will be given further consideration as the Core Strategy is developed.

Representations relating to infrastructure provision

- 3.18 Collectively, representations on issues relating to infrastructure provision, which included accessibility to services, lack of school places and the general negative impact on services (such as GPs, Dentists etc) and infrastructure that is already stretched resulted in the highest number of representations received on one topic area. The issue of schooling raised the most representations on this topic area, with over 85% of the reps on this issue relating to Whalley. The consultation therefore highlighted that there was a very strong feeling in relation to infrastructure provision and that any further development would have a serious negative impact on infrastructure.

- 3.19 **RESPONSE:** As previously stated, 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 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 even Local Authority areas. It is for this reason that work on the Core Strategy and Housing and Economic Development DPD must progress as quickly as possible working within the legislative regulations, to ensure that areas can be allocated for potential development and prevent any necessary reactive working in relation to infrastructure being required as and when planning applications are submitted.

Representations relating to evidence base

- 3.20 This is an important topic area as one of the tests of 'soundness' of the Core Strategy requires it to be founded on a robust and credible evidence base, as is discussed in more detail in para 3.52. Overall there were 108 representations made which related to the LDF evidence base, with 79 of these relating directly to the Strategic Housing Land Availability Assessment (SHLAA). It was clear from the consultation that there was a significant element of confusion relating to the aims and status of the SHLAA and how this relates to the Core Strategy document.
- 3.21 **RESPONSE:** It is clear that there is an issue relating to confusion amongst local residents regarding the aims and status of the SHLAA, which needs to be addressed to prevent any future misunderstanding and confusion. Additional detail on the SHLAA, its status and its link with the Core Strategy will therefore be added into the Regulation 27 Core Strategy report.
- 3.22 It is also worth noting at this stage that 39 representations were received which stated that they wish to object to the housing proposal at Langho for 900 houses. As there is no proposal for this, it is clear that this relates to site 76 of the SHLAA, which could provide for up to 900 houses if ever given planning permission. However as the SHLAA is only an evidence-based document based on nationally prescribed evidence base guidance, the land has not been allocated for development, has not been given planning permission and has no increased chance of getting planning permission.
- 3.23 As is discussed in para 3.52 in relation to the tests of 'soundness', although the reps highlighted queries regarding the evidence base, none of the issues raised have resulted in the requirement for the credibility and robustness of the evidence base to be reviewed. For all the issues raised other than housing numbers (see para 3.33 below) in relation to the evidence base, these will either be addressed through future timetabled

evidence base documents, deal with a level of detail that would not be considered by an evidence base document or can only be addressed once a Development Strategy for the borough has been determined.

Representations relating to Development Strategy options- Was there a Preferred Option?

- 3.24 Four options were presented in the regulation 25-consultation report as a basis for sparking debate and focusing discussions with consultees regarding what the Development Strategy for the borough should be. These Development Strategy options are set out below.

Development Strategy Option 1: Development will be directed towards the service centres comprising Clitheroe, Longridge and Whalley, including the opportunity to expand their existing settlement limits to accommodate residential and employment growth. Limited development will be accommodated through appropriate village growth and/or expansion where appropriate.

Development Strategy Option 2: Longridge will be viewed as a strategic growth area for the Ribble Valley and a focus of development striving to achieve a competitive and sustainable economy, providing opportunities not only for economic development but also for social and environmental improvement.

Development Strategy Option 3: Development in the borough will be accommodated through the strategic release of sites that can accommodate high levels of development. A number of strategic sites will be released to create opportunities for new local communities and areas of growth whilst supporting the protection of the wider environment for future generations.

Development Strategy Option 4: Your option.

- 3.25 In terms of the presented options, option 1 was the second most popular preferred option behind option 4, followed by option 3 and then option 2. A borough Councillor had also circulated an option around the borough and the local press during the consultation period, which a number of people chose to support in their representations. This was however found to be the least supported of all the options, mentioned in only 15 representations. This option was as follows:

(1) Reject option 2 in which Longridge is the one main housing growth area for the Ribble Valley with 450 homes. (2). Support 150 homes maximum built in Longridge over the next 15 years to 2025. (3). Reject building a satellite village on Greenfield sites at Lower Lane, Dilworth Lane, land south of Lower Lane adjacent to Alston Lodge and at the end of Houghton Road. (4). Support the establishment of a Longridge Housing Trust to establish affordable homes for Longridge residents and their children starting on the property ladder, to include sheltered accommodation for pensioners. (5). Plan with Preston City Council, which sees Longridge as a service area for the villages on their boarders, and identified housing sites for 675 homes on land in areas and villages

adjacent to the town, which are planned to be constructed over the next 5 years. (6). Give priority to building on brown field sites, avoiding destroying the rural character of Longridge.

- 3.26 As stated, analysis of the regulation-25 consultation found that option 4 was most frequently highlighted as the 'preferred' strategy option. This option allowed for a 'you tell us approach', as an alternative to those other options that may have been viewed by some consultees as prescribed. Some of the detail of this analysis is set out below.

ANALYSIS OF OPTION 4s RECEIVED

- 3.27 A total of 213 representations were received which advocated an option 4 as an alternative to option 1, 2 and 3. Of these 213 reps, 197 representations were made which gave the actual detail of what the respondent would like to see included in this option 4 such as suggestions for particular settlements; comments on the adequacy of local infrastructure or comments which focused on the needs of particular groups such as those seeking starter homes, affordable homes or the provision of accommodation for older people, without suggesting where in the Borough such development should happen. Others related to making a case for the development of particular sites within particular settlements or questioning the general scale of development.
- 3.28 The remaining 67 representations (34%) only stipulated that they would prefer an option 4, an alternative option, but gave no detail of what this might include.
- 3.29 Of the 197 comments 126 came from individuals or organisations within the parish of Whalley, 8 from the parish of Clitheroe, and 12 from the parish of Longridge with the remainder from a variety of other Ribble Valley parishes and from respondents based outside of the Borough.
- 3.30 Some of the common themes that emerged from the opportunity for respondents to suggest an option 4, an alternative option, can be seen below.
- 3.31 Most representations (90 reps) suggested an option to spread all the proposed housing development throughout the Borough's towns and villages rather than concentrating it mainly within the three settlements as described in options 1 and 2 of the Regulation 25 Core Strategy consultation document. The majority of those individuals who proposed this option came from Whalley, although it was also mentioned by respondents from Clitheroe, Longridge, Langho and Billington, Wilpshire and other Ribble Valley parishes. Many stated in proposing this option that this was more equitable, "spreading the load more fairly". Some suggested that it be done on a pro rata basis according to local populations within each settlement. Others went further suggesting that many local villages would benefit from more housing that would help support local schools and shops and also make better use of current infrastructure. Some suggested the sizes of housing developments that could be placed in other settlements, these ranging from between 5 and 10 units to between 50 and 100 units. Some mentioned that these developments should include affordable housing to help local people stay within their villages. Others suggested criteria that could be used in

deciding which settlements could be developed further, such as accessibility to the A59 or the location of a railway station, similarly to the approach already used by Ribble Valley Borough Council in its Settlement Hierarchy, which is an adopted LDF evidence base document.

- 3.32 As well as the option 4 proposed above, a number of representations (11 reps) suggested that an option 4 approach could involve focusing all or the majority of future development on Clitheroe and Longridge. The reasoning, where it was expressed, rested on these settlements possessing adequate infrastructure.
- 3.33 It was clear that the majority of representations that presented an alternative option 4 made very little or no comment to employment land and where it might be located.
- 3.34 Other suggestions for an option 4, made in a small number of representations, included focusing development significantly on Clitheroe due to its infrastructure provision or focusing development on the three settlements of Clitheroe, Longridge and Whalley, as in Options 1 and 2, but varying the percentages of growth allocated to each in a slightly different way. Some respondents took this one stage further and suggested a breakdown for the housing requirement across the borough.
- 3.35 Due to a high number of representations being received in relation to this issue, additional work and analysis will now have to be undertaken prior to the Regulation 27 stage Core Strategy. It is anticipated that this report will include a series of alternative options, derived from the detailed analysis of the 'option 4' suggestions. A further report will then be presented to Members outlining this analysis and will set out these alternative options for discussion. Any alternative options that are formulated based upon the option 4 suggestions will then have to be taken forward to the Sustainability Appraisal workshop stage for sustainability testing, along with the existing 3 options that were presented in the Regulation 25 stage document.

Representations relating to scale of development

- 3.36 A significant number of responses were received which stated that no development is wanted at all. There was also a strong feeling that the overall scale of development, primarily for housing, set out in the Core Strategy (1500 houses over 15 years), is too high. This view was particularly evident in relation to Whalley and to the borough as a whole.
- 3.37 **RESPONSE:** Issues relating to scale of development relate closely to how the housing numbers are derived. The overall scale of development that is required within Ribble Valley is, at present prescribed, through regional level policy and evidence. Due to the significant number of representations received on this issue and also a change to Government policy that allows for housing numbers to be considered at the local, Local Authority level, these numbers are being re-assessed by Ribble Valley Borough Council by independent consultants. The outcomes of this work will involve consultation and will subsequently be considered by Members for consideration before adoption as part of the LDF evidence base. This information will then be used in working up the Regulation 27 stage Core Strategy document for further consultation.

Representations relating to drainage/flooding

- 3.38 This issue was raised in 178 representations, 91% of which were received in relation to Whalley. 89% of these were also received from Whalley, highlighting the significant levels of concern in relation to flooding and drainage in this area.
- 3.39 **RESPONSE:** 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, over the next 15 years. 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 even Local Authority areas.

Representations relating to traffic and highway issues

- 3.40 There were a significant number of representations received in relation to highways concerns and traffic problems, with the majority of these being received from and relating to Whalley. Many of the issues raised related to current congestion problems through the settlement, and the perception that this could be made worse by further development.
- 3.41 **RESPONSE:** As with 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, 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, facilitating joint working between service providers and even Local Authority areas.

Representations relating to housing

- 3.42 One of the topic areas where lots of representations were raised related to housing. This issue was a recurring theme of the Parish Council meetings and was highlighted in a significant number of the representations. Issues raised included a request in a number of representations for Ribble Valley Borough Council to formulate its strategic plan, the Core Strategy, with other surrounding Local Planning Authorities. This issue was also closely linked to the issue raised by the same number representations that housing should be located in surrounding boroughs, rather than in Ribble Valley.
- 3.43 Although there was an acknowledgement in the representations that housing in general terms is needed, representations were also received, specifically in relation to affordable housing. These stated that there is a need for more affordable housing across the borough as a whole, but also specifically in relation to Whalley. The majority of these representations were also received from Whalley. However, there were also some representations received which stated that no affordable housing is wanted at all, however the number of representations received which stated this was about half of those stating that they do want more affordable housing. Also highlighted was a request for this affordable housing to remain affordable in perpetuity and closely related to this was the issue that more sheltered housing is needed, as raised in 21 representations.
- 3.44 The representations highlighted an element of mistrust of developers and to some extent of the Local Authority, stating that past assurances have not been met. This primarily related to a scheme at Calderstones Park completed around 10 years ago where a school formed part of the application but was not delivered in the overall scheme.
- 3.45 Central to all these issues on housing as a whole is the issue raised by 66 representations, which stated that the respondent did not understand how the housing numbers/housing allocation for Ribble Valley was derived.
- 3.46 **RESPONSE:** In relation to planning with other Local Planning Authorities, this is something that Ribble Valley already does. This is particularly important in areas such as Longridge for example where the position of the borough boundary makes joint working particularly important. In relation to locating development in surrounding boroughs rather than in Ribble Valley, this issue is similar to that discussed in relation to finding suitable Brownfield land. At the strategic, Core Strategy level, Ribble Valley, as well as all other Local Authorities, is required by law to provide enough housing land to satisfy the adopted local housing requirement within the borough area. In formulating these adopted evidence based housing numbers, the proximity of and the impact of housing in the wider Pennine Lancashire area was considered. It is therefore not possible to look for areas for development in the wider Pennine Lancashire area rather than in the Ribble Valley.
- 3.47 In relation to the relatively high number of respondents who do not understand how the housing figures are derived, as previously discussed, these were formulated at the regional level, in consultation with Local Planning Authorities, and published as part of the Regional Spatial

Strategy (RSS). The housing numbers set out for each district in this RSS document forms part of the overall Development Plan and determines the level of housing that should be provided by each Local Authority for their district. In Ribble Valley this figure was set at 161 units per year. Taking into account the number of deliverable permissions and completions since RSS was introduced, Ribble Valley is left with 1500 dwellings to provide, which reduces each time residential development is granted planning permission. For example as at 1st October 2010, this number has fallen further and the number of units left to provide is now 1400.

- 3.48 Since the consultation on the Core Strategy has ended, Central Government has announced their intention to abolish Regional Spatial Strategies, which will therefore include the housing numbers element of this document. As a result of this and also the significant number of representations received on the issue of housing numbers, these numbers are being re-assessed by Ribble Valley Borough Council by using independent consultants. The outcomes of this work will involve consultation and will subsequently be considered by Members for consideration before adoption as part of the LDF evidence base. This information will then be used in working up the Regulation 27 stage Core Strategy document for further consultation.
- 3.49 In relation to additional affordable housing, there are already legal systems in place to ensure that this housing remains affordable in perpetuity and is for local people. This is also the case for encouraging sheltered housing schemes. As set out in the draft Core Strategy document, it is intended that these procedures will remain in place.

Representations relating to terminology/ document details

- 3.50 **ISSUES AND RESPONSE:** There were a number of representations made which related directly to the Core Strategy document rather than individual issues. A number of these commented on the Spatial Vision, with a fairly equal split between individuals, Planning Consultants and statutory consultees. The majority of these requested that the Spatial Vision include additional references to topic areas or issues, such as biodiversity, sport and recreation and commercial land development. Although these are all issues that the Core Strategy will deal with at a strategic level, it is not considered that they should be addressed within the Spatial Vision of the Core Strategy.
- 3.51 There were a significant number of representations received (195), which commented on the Spatial Principles, Spatial Objectives, Key Statements or Development Management policies. The majority of these were received from Planning Consultants rather than private individuals and either supported or suggested technical modifications of the Spatial Objectives, Key Statements or Spatial Vision. There was not one particular area that these representations related to, and instead referred to many, smaller issues on a number of the Key Statements, Spatial Principles or Development Management policies. The most commonly referred to topic areas in relation to the Key Statements included comments on the environment, housing, employment, specific sites and distribution options, heritage and design, planning conditions and obligations, retail and the visitor economy.

- 3.52 It is important to highlight at this stage that the Key Statements, and the detail that they contain, will be central in progressing the direction of the Core Strategy in terms of its how the document will eventually be used in the planning application recommendation and decision process, i.e. small scale projects such as house extensions as well as large developments such as housing schemes. Although further Development Plan Documents (DPDs) and potentially Supplementary Planning Documents (SPDs) can be formulated to provide further policy detail to assist with this process, the overall strategic issues must be included within the Key Statements of the Core Strategy in order for any DPDs and SPDs to be written. Therefore it is vital that respondents adequately consider the Key Statements as part of the Core Strategy consultation process, i.e. private individuals in addition to professional planners/ developers etc
- 3.53 Where necessary, some of these suggested minor changes will be incorporated into the Key Statements or Development Management policies in the Regulation 27 stage Core Strategy report. There were also a handful of new Development Management policy areas suggested, although it is considered that it will be possible to incorporate any resulting changes from these into existing Development Management policies or Key Statements.
- 3.54 There were only 2 representations received which requested additional detail in relation to implementation of the strategy. This issue can be addressed as work progresses and an actual strategy is formulated as part of the Regulation 27 stage Core Strategy. Due to the scope and aims of the regulation 25-consultation report, it was never intended or possible that a full delivery strategy could be presented at this stage.
- 3.55 There were 12 representations received which highlighted difficulties in relation to the terminology used in the Core Strategy. It is appreciated that the Core Strategy is a very technical and strategic document, which, in making it as concise as possible yet still ensuring that the regulations and legislation is satisfied, can result in complex 'planning jargon'. This is an issue that Ribble Valley Borough Council will work hard to resolve as part of the Regulation 27 stage Core Strategy report, and will review the Glossary. However it must be appreciated that certain terminology must be used on occasion in the document to ensure that the regulations are satisfied in order for the document to be considered 'sound'.

Representations raising miscellaneous issues

- 3.56 There were a significant number of representations received that could not be categorised or grouped with similar themed representations. Around 10% of these representations related to technical points such as corrections to text, suggested additional technical references or other technical queries. Some of the representations also highlighted a misunderstanding of the wider planning process and the process of producing planning policy documents such as the Core Strategy. These included queries such as suggesting that the whole process be put on hold pending government clarifications, as previously touched upon, or queries regarding why planning applications could still be considered when the Core Strategy was still in the process of being developed. There were also a handful of representations received, which stated that

the consultation publicity had been inadequate in some way. It is considered however that the Core Strategy and information on its contents was available from a variety of sources, as set out in Para 1.3, was made available for comment for a sufficient period of time in that the consultation period was open for a fortnight longer than the suggested time period and that meetings were held in various locations around the borough in conjunction with the parishes where anyone was able to attend and ask questions.

- 3.57 Some representations were received that supported either the Core Strategy document as a whole, or a specific part of it. Other miscellaneous comments referred to promoting specific development opportunities, commenting on housing options and associated areas of search and referring to the need for better infrastructure, including social provision. There were also representations made which emphasised that all development should be strictly controlled or that there should be no further development in a particular settlement.
- 3.58 All these issues have been logged and considered and where necessary regard will be had for these in the Regulation 27 Core Strategy report.

Representations relating to other frequently raised issues

- 3.59 **ISSUES AND RESPONSE:** There were a number of issues that it was not possible to group into an overall theme. These related to 3 representations received which stated that more work should be focused on improving the town centres. Although this issue is intended to be addressed as part of the overall aim and objectives and vision of the Core Strategy, specific detail on this is intended for future LDF documents. LDF evidence baseline documents have already looked at this in some detail, such as the Clitheroe Town Centre Masterplan that was adopted in June 2010, and the LDF system is intended to allow for subsequent Local Development Documents to build on this work further in formulating policy documents.
- 3.60 92 representations were also received which either stated that the Core Strategy document does not contain enough emphasis on employment land or made a general comment on employment land and provision. Half of these related to employment provision across the borough as a whole and the majority of these were received from the Parish of Whalley and from those respondents based outside of the borough. Many of the issues raised, such as requests to allocate specific 'strategic' sites will be considered at later LDF stages, such as through the Housing and Economic Development DPD. The Core Strategy will deal with the overall Spatial Principles, however detail in relation to the economy will be provided as part of this DPD.
- 3.61 As previously touched upon, it is considered that the large number of representations received from Whalley (59% of all reps received) and the high number of reps made which related specifically to Whalley (54% of all reps received) has been affected by the submission of a planning application and public consultation work by a developer on a pre-application stage scheme. 54 representations in total, 96% of which were in relation to Whalley and 91% of which were received from the Parish of Whalley, were received which directly discussed the detail of a current

planning application or pre-app. There was clearly an element of confusion between the planning applications and the Core Strategy and this is something that has been noted and considered. Close working with the Development Control section has therefore taken place to ensure that these comments have not been overlooked in terms of the actual applications and pre-app to which they refer.

- 3.62 33 representations were also made which stated that there is either inadequate reference to, or inadequate provision of, public transport in the borough, with the majority stating that this affects the borough as a whole. As with many of the other issues raised, additional, more detailed information will be provided as part of the strategy presented at the Regulation 27 stage of the Core Strategy.
- 3.63 Accompanying the Regulation 25 Core Strategy consultation report was the Sustainability Appraisal Scoping Report. This was made available for comment for everyone during the consultation and was also sent directly to the statutory consultees, English Heritage, Natural England and the Environment Agency for comment in line with the regulations. Only 10 representations were received on the Scoping Report. All of these representations related to a borough wide position rather than individual settlements and all were received from respondents based out of the borough. The majority of these also related to detail of sustainability baseline information with requests for additional information to be included. All these responses will be fed back into the Sustainability Appraisal and Strategic Environmental Assessment process for further consideration as part of the SA/SEA report.

Has the consultation highlighted issues of ‘soundness’?

- 3.64 As stipulated in national Planning Policy Statement 12: Local Spatial Planning (PPS12), and outlined in the Regulation 25 Core Strategy consultation document, to be ‘sound’ a Core Strategy should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

JUSTIFIED means that the document must be:

- Founded on a robust and credible evidence base
- The most appropriate strategy when considered against the reasonable alternatives

EFFECTIVE means that the document must be

- Deliverable
- Flexible
- Able to be monitored.

- 3.65 Although the majority of the representations focused upon potential impacts of development, rather than questioning the ‘soundness’ of the document, it remains important to ensure that respondents haven’t raised this issue indirectly.

JUSTIFIED

- 3.66 The only issue that has been raised which may have an eventual impact upon the tests of 'soundness' of the Core Strategy relate to the evidence base. Although only 29 representations (which equates to only 0.74%) of all representations could be categorised as questioning the validity of the LDF evidence base, there were also 40 representations made which referred to the SHLAA, and most commonly, highlighted an issue relating to respondents' confusion over the SHLAA aims and a misunderstanding that sites in the SHLAA have now been allocated. This was particularly evident in Langho where 39 representations comprised of 'objections' to a site that was included in the SHLAA, which, if ever progressed to planning application stage, could result in a maximum of 900 dwellings on the site. Although this has highlighted an issue of confusion regarding the separate aims of the SHLAA and Reg 25 Core Strategy, these representations do not question the robustness or credibility of the evidence base and therefore if the Core Strategy is Justified.
- 3.67 29 representations related to areas that were perceived as gaps in the Local Development Framework (LDF) evidence base. In all cases, these 'gaps' are either not a statutory or locally significant requirement, are not actual gaps wherein the work has already been undertaken, or is an area of work that will be addressed prior to the formulation of the final strategy. For example, some of these representations stated issues relating to a need to increase knowledge of notable flora and fauna in the borough, a need for a viability assessment of affordable housing provision and a requirement for an infrastructure plan.
- 3.68 One of the most frequently raised issues relates to the methodology for the formulation of housing numbers. As previously discussed, at the time of the consultation Ribble Valley Borough Council Members had resolved to continue applying the RSS housing numbers, as compliant with national guidance. Although 66 representations were received (which accounts for 1.68% of all the representations received) which questioned how these figures were formulated and requests made for these numbers to be abolished or revised, these figures remain evidence based and have been tested through the examination process. Although the position remains compliant with current national policy and the approach is 'Justified', there is an awareness that the Government intends to "abolish" the RSS housing requirements. However, Local Planning Authorities such as RVBC are required to justify any departure from or indeed, provide evidence to support the current RSS housing requirement figures. RVBC have therefore commissioned a study to re-examine the housing requirement figures.

EFFECTIVE

- 3.69 For a Core Strategy to be found sound it must be 'effective', which means it must be deliverable, flexible and able to be monitored. The only one of these issues that was raised in any representations at the Regulation 25 stage related to the deliverability of the strategy, which was raised in 2 representations. As previously stated however due to the scope and aims of the Regulation 25-consultation report and its issues and options style content, it was never intended that a full Core Strategy be presented at this stage. The Regulation 25 document simply presented the opportunity for people to tell the Council what they would like to see discussed in the document, rather than the Council writing the document in isolation and

then presenting for comment a strategy that has already been decided upon.

NATIONAL POLICY

- 3.70 Where consistency with national policy was questioned, this related to the change in national government, which took place in May 2010 and the belief that any strategic planning work should be halted until additional information on the planning system is announced by central government. National policy however instructs that work should continue on the Core Strategy and LDF in general and Ribble Valley's approach in this respect is therefore sound. There has also been a clear statement from the current Government that once the 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.

4. WHAT HAPPENS NEXT?

- 4.1 As already touched upon in this document and as was set out in the Core Strategy consultation document, the next stage in producing a Core Strategy is to undertake Sustainability Appraisal testing of the options presented and any alternative options that may be derived from the additional analysis work that will be undertaken and presented back to Members in May 2011. Sustainability testing tests each of the Development Strategy options in terms of their social, economic and environmental sustainability.
- 4.2 From the consultation and the Sustainability Appraisal testing the Development Strategy option found to be the preferred option of all of these will be evidenced and taken forward to form the basis of the Development Strategy for the borough in the Regulation 27 report. This report will also focus the strategy from the work undertaken so far at the Regulation 25 stage, in areas such as the Key Statements and the delivery and monitoring mechanisms, as discussed.
- 4.3 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

SUMMARY NOTES & MEETING SCHEDULE FOR PARISH COUNCIL MEETINGS HELD DURING CONSULTATION PERIOD.

During the consultation period, meetings were held with all those agreeable Parish Councils to discuss the content of the Core Strategy and, in accordance with Regulation 25, invited to make representation relating to what the documents ought to contain.

In consultation with Parish Council Clerks, a number of the Parish Council's were grouped together for these meetings. Members of the public were also invited, via the Parish Council, to attend these meetings. A schedule of these meetings can be found below. Following this schedule, a summary of the main issues raised, and any proposed actions for the next, Regulation 27 stage of the Core Strategy, can be found.

Schedule of Core Strategy Parish Council meetings

<u>Venue/date</u>	<u>Parishes</u>
1. Longridge (22-9-10)	Longridge
2. Newton (23-9-10)	Bowland Forest Higher Bowland Forest Lower Newton Slaidburn and Easington
3. Ribchester (24-9-10)	Dinckley Ribchester Dutton Hothersall Aighton, Bailey and Chaigley
4. Whalley (30-9-10) (First meeting)	Whalley
5. Sabden (4-10-10)	Read Simonstone Sabden
6. Pendleton (5-10-10)	Waddington Pendleton Grindleton West Bradford Wiswell Great Mitton Little Mitton Bashall Eaves
7. Gisburn (6-10-10)	Rimington Middop

Worston
Mearley
Twiston
Downham
Gisburn
Horton
Newsholme and Paythorne
Sawley
Bolton by Bowland
Chatburn
Gisburn Forest

8. Whalley
(Second meeting)

Whalley

9. Clitheroe (13-10-10)

Clitheroe

10. Salesbury (14-10-10)

Wilpshire
Langho
Billington
Salesbury

11. Chipping (15-10-10)

Chipping
Thornley with Wheatley
Bowland with Leagram

12 Mellor (19-10-10)

Ramsgreave
Clayton le Dale
Osbaldeston
Balderstone
Mellor

Summary of Parish Council Core Strategy meetings

1. INTRODUCTION

- 1.1 This is a brief summary of the issues and concerns raised at a variety of meetings held with local bodies as a part of the Core Strategy (Regulation 25) consultations. In the main these were open public meetings held in the evening at local venues. To enable all parishes within Ribble Valley to be covered within the eight-week period of the consultation the Borough was sub-divided into number of parish groups, with meetings held at a convenient central location. Also specific meetings were held in the Borough's main settlements of Clitheroe, Longridge and Whalley, the latter of which involved two meetings due to significant local interest. A full list of all meetings is appended to this summary (see Appendix 1).
- 1.2 530 people attended in total. There were 15 separate meetings with Parish Councils and other groups to discuss the document. These were not formal meetings but were intended to provide the opportunity to learn more about the Core Strategy and its process and to provide a platform for questions and answers. They were not minuted but notes were made from which the points below have been taken.
- 1.3 While, given the varied nature of the area, a number of issues were raised during these meetings this summary tries to draw out the main points and concerns that have emerged across the totality of all the responses. The

points below relate to issues that were raised at the meetings, all of which were responded to by the attending officers at the time. However, for the purposes of clarity and to identify what concerns local people had, officer responses to the issues raised are not recorded here. The numbers associated with each issue or concern below relate to the numbers of meetings at which each particular point was mentioned.

2. CORE STRATEGY PROCESS

2.1 At most meetings (9) there were questions raised about the detail of the Core Strategy process, the mechanics of how planning policy documents are produced, how such consultations would feed into subsequent documents, such as the Preferred (Regulation 27) version and associated timescales. People wanted to know how the results of consultations would be judged; how any outcomes would be publicised and also whether the options posed in the document would be judged, some suggesting a simple voting process.

2.2 Publicity

At some (5) meetings it was suggested that local publicity of the meetings had been patchy and that better publicity would be needed in future.

2.3 Readability

Some (3) mentioned that they had found the document hard to understand.

2.4 SHLAA

There were questions (5) raised about the purpose, detail and relationship to the Core Strategy of the Strategic Housing Land Availability Assessment (SHLAA). These would seem to indicate a continuing misunderstanding of the SHLAA document and its status.

2.5 Confidence in Process

At several meetings (6) concerns were raised as to how much real influence such consultations would have on the final document. In addition some felt that previous feedback from the community in relation to consultations and planning applications had not led to locally desired outcomes and that this had led to a lack of confidence in the system.

2.6 Effect of Planning Applications

Concern was raised (6) that in the absence of an adopted Core Strategy the Borough's development strategy could effectively be decided through decisions on major planning applications.

3. HOUSING

3.1 Much of the discussion at meetings revolved around the issue of future housing in the Borough and on the various housing options described within the document.

3.2 Overall Housing Figure

One aspect of this issue involved the derivation, calculation and status of the overall housing provision figure for the Borough (9). Some thought that this figure was unjustifiably large; others wanted to know what elements went into building up the figure; some wished to know why the Council had chosen to continue to use it, while others thought that the housing options proposed brought too high a percentage of the overall future housing to their settlement.

3.3 Housing Need

Another aspect of this issue concerned housing need and the Housing Needs Surveys, which are used to underpin various aspects of housing and affordable housing policy, and exactly what they are meant to show. At some meetings it was suggested that there was a confusion between housing “need” and housing “want”, the latter being considered more nebulous and irrelevant to housing provision and undermining housing and affordable housing estimates.

3.4 Vacant Houses

This issue was mentioned at 3 meetings. Some felt that there were currently many empty dwellings in the Borough, or in nearby Boroughs such as Hyndburn, that could be occupied instead of new build in Ribbles Valley. Requests were made for the current numbers of these properties.

3.5 Affordable Housing

This was raised at 5 meetings. Some asked for a definition; others wanted to know which groups were eligible, others questioned whether there was a need for affordable housing. Discussions around other issues, such as young people and housing need (see above 3.3 and below 3.7) were also bound up with this concern.

3.6 Older People

At 5 meetings there was discussion of the need for the Core Strategy to better express the accommodation needs of older people. Some felt that older groups were unable to “downsize” into other properties to remain living in the Borough, while others felt that there was a general lack of facilities, including sheltered, supported and other accommodation for older groups.

3.7 Young People

The needs of younger people were raised at several meetings (7). This ranged from the suggestion of starter farms for young farmers; that the lack of affordable housing would lead to school closures and a more general decline in villages and that priority should be given to local young people in allocating affordable housing. This latter point was allied to uncertainty over how affordable housing is currently allocated (see affordable housing above 3.5). Some however felt that young people leaving the area was an inevitability.

3.8 Gypsy and Traveller Accommodation

Concern was expressed over the future provision of sites, the evidence that lies behind the provision and the possible use of campsites for accommodation for this group at 2 meetings.

4. INFRASTRUCTURE

4.1 Another major issue that was regularly raised (9) related to the future provision of infrastructure that would be needed as a consequence of future housing and other development. This issue had various aspects to it.

4.2 Some wished to know how infrastructure is paid for and delivered through the planning system. Others wanted to know who was responsible for its provision and how these organisations related to the planning process. Some felt that infrastructure provision should precede any development, or indeed the allocations of land for development. Several felt that the infrastructure in their areas was inadequate to sustain further development.

4.3 Schools

In terms of particular kinds of infrastructure the most common concern related to the provision of school places (9). Some felt that their local schools were at or over the limit already and that new development would place too much extra pressure on them; others wanted to know how school places were calculated, by whom and how this fed into the planning system. At one meeting it was reported that the local school was undersubscribed.

4.4 Traffic

People were concerned about current traffic volumes and patterns and the increased traffic new development was felt to bring to both rural areas and the larger settlements. This matter was mentioned at several meetings (9).

4.5 Broad band Provision

At some meetings (4) held in places outside the larger settlements it was mentioned that broad band provision was inadequate and that the Core Strategy should address this.

4.6 Drainage

Drainage was mentioned as a specific concern in Whalley (see 8.4 below).

5. EMPLOYMENT LAND

The need to consider land for future business use was mentioned at several meetings (6). In some villages it was felt that there needed to be more small employment sites and that current sites were either full or

possibly under threat from other development such as housing. Some sites were suggested for future employment uses.

6. ENVIRONMENTAL ISSUES

- 6.1 There was mention of Greenfield, Greenbelt, Open Countryside and Brownfield land designations (6). Many appeared not to understand the meaning and status of such designations, some regarding greenbelt and Greenfield land as synonymous. There was general concern about building on Greenfield land. There were also questions regarding whether there continued to be a presumption that brownfield land should be developed in preference to Greenfield sites.

7. AGRICULTURE

- 7.1 The needs of agriculture were raised at 3 meetings. These included the view that agricultural issues in general were under-represented in the document, especially support for current agriculture and the need to support food production. The ability to convert farm buildings to dwellings or other uses and to do this to keep younger generations on the farm were other aspects also mentioned.

8. OTHER ISSUES

8.1 No Further Development

Some felt that, either due to recent development in their area or for other reasons, such as a lack of infrastructure, or a general desire to see no further building, that no further development should take place in their settlement.

8.2 Housing Options

At very few meetings was any consensus expressed either in support of one or more of the housing options in the document, or for another option (an option 4 as described in the document). At 2 meetings there was support for Option 1. At 2 meetings it was suggested that new development should have close links to the A59.

8.3 Rural Services

Concern over the loss of rural services such as buses and schools was expressed at 2 meetings.

8.4 Concerns in Whalley

There was significant concern expressed at both Whalley meetings over a variety of issues including the impacts of potential planning applications. It was felt that Whalley should not be considered as a major settlement or a Key Service Centre as it did not have comparable infrastructure or services to Clitheroe or Longridge and should therefore be referred to as a village and treated as such in terms of future development. It was also expressed that current drainage provision was inadequate, leading to regular flooding from run off, and that any new development would significantly worsen this situation. There was also concern over the

capacity of local schools to absorb more pupils; the effect of the traffic generated by further development on what were considered to be already high levels of congestion and a feeling that no further development should take place. In addition some felt that local concerns expressed about past development in the area had not resulted in the desired outcome and that this had led to a lack of confidence in the system.

CORE STRATEGY: APPENDIX TWO

**EVIDENCE OF REGULATION 25 CONSULTATION/
INVITATION FOR COMMENT**

Ribble Valley Borough Council

Latest News

Successful Food Trail to be Re-Launched

An award-winning food trail devised by Ribble Valley Borough Council is to be re-launched two years after being a runaway success.

- Mayor Gives Renault Car Advert "Nil Point"
- Huge Wooden Man Comes to Clitheroe
- Groundbreaking Play Areas Near Completion

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

2011 Census



On 27th March 2011 all residential households in the United Kingdom will be taking part in a census.

Visit Ribble Valley



Ribble Valley Sports Club



Ribble Valley Sports Club is a positive activity for young people between 12-16 years old. It gives young people an alternative option on a Friday night.

The official tourism website for the Ribble Valley.

Feedback Online



Pennine Lancashire Partnership

Changes to Incapacity Benefit



Customers in receipt of Incapacity Benefit in parts of the Ribble Valley will have their award converted to Employment Support Allowance if they meet the qualifying conditions or Jobseekers Allowance

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

Core Strategy Consultation



The Core Strategy is currently out for an 8 week consultation from 25th August until 20th of October 2010. Click here for more information on this important planning policy document.

Ribble Valley News



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

Welcome to Planning Policy

Core Strategy

CURRENT CONSULTATION: A public consultation on the first stage of Core Strategy production is now underway. [Click here to find out more.](#) The past, present and future process of how the Core Strategy is produced is set out below.

PAST STAGES:

A public consultation exercise took place in late 2007 on the Core Strategy Issues and Options which explored the potential new planning policy for the area. A [consultation leaflet was produced](#) and widely circulated within the borough, a small travelling exhibition was placed in local public buildings and a short series of workshops canvassed opinion from some local groups. The consultation closed in December 2007. A large number of responses were received. If you would like to see some of the information that came out of the issues and options consultation then please [click here to view a presentation on the main findings.](#)

In 2008, the 2004 Planning and Compulsory Purchase Act was amended which affected the production stages of the Core Strategy. As a result, the issues and options stage that was underway in late 2007 is now no longer required. In addition to this, the Preferred Option stage, that was due to follow our Issues and Options stage, has also been amended. The stages of Core Strategy production are now as follows.

PRESENT STAGE:

Regulation 25: DRAFT CORE STRATEGY: This is the stage in the process that we are at now and there is a public consultation currently underway. The report incorporates the findings of the Issues and Options consultation undertaken in late 2007 as well as presenting the strategic development options for consideration. **YOU CAN READ AND COMMENT ON THE CORE STRATEGY CONSULTATION REPORT BY CLICKING HERE.** This statutory consultation stage begins on Wednesday 25th August and will last for 8 weeks. Any [comments on the document must be received by 5pm on Wednesday 20th October 2010.](#) Following the consultation, comments will be considered, further work undertaken the sustainability of the report content will be undertaken and the findings will be incorporated into the next stage, Regulation 27, of the Core Strategy production (see below).

FUTURE STAGES

Regulation 27: CORE STRATEGY PUBLICATION VERSION: This report will have considered the representations received at the consultation stage (Reg. 25) and will present what is effectively Ribble Valley's chosen spatial development strategy. The document will be available for consultation along with an accompanying Sustainability Appraisal and Habitats Regulation Assessment (HRA), which will also be available for comment at the same time as this publication document. It is anticipated that this stage of consultation will take place in early 2011.

Regulation 30: CORE STRATEGY SUBMISSION VERSION: This report is the version that will be submitted to the Secretary of State. It is anticipated that the submission of the Core Strategy will take place around late spring/ early summer 2011. Following the submission an examination of the Core Strategy documents will take place by an independent Planning Inspector to ensure that we have produced a document that is sound and has followed the prescribed process. Once the document has been successfully examined, the Core Strategy will be adopted as Council policy.

For more information on the Core Strategy process, please call 01200 414499 and ask for Forward Planning.

Pages in Welcome to Planning Policy

1. [Introduction](#)
2. [Contacting us](#)
3. [Local Development Framework](#)
4. [Strategic Housing Land Availability Assessment](#)
5. [LDF Documents](#)
6. [LDF Evidence Base](#)
7. [LDF Related Documents](#)
8. [Annual Monitoring Reports](#)
9. **You are here:** [Core Strategy](#)
10. [Housing and Economic Development DPD](#)
11. [Strategic Flood Risk Assessment](#)
12. [Revised Statement of Community Involvement Consultation](#)
13. [Ribble Valley Core Strategy Public Consultation](#)

Welcome to Planning Policy

Ribble Valley Core Strategy Public Consultation

When adopted, the Core Strategy will form the central component of the Local Development Framework (LDF), which will eventually replace the current Districtwide Local Plan.

This consultation will be open for 8 weeks from 9.00am on Wednesday 25th August 2010 until 5 pm on Wednesday 20th October 2010.

The Core Strategy Consultation document can be viewed by [clicking here](#).

To submit your views on the Core Strategy you can email us at Core25@ribblevalley.gov.uk marking your message "Core Strategy consultation" or:

by letter to:

Core Strategy Consultation, Forward Planning, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA .

Alternatively you can fill in and submit the Consultation form online by [clicking here](#).

You can also type into or write on the consultation form and post it back to us by [clicking here](#).

The Consultation Core Strategy is available to be viewed in hard copy at:

the Planning Reception counter (level D) at the Council Offices on Church Walk in Clitheroe offices from 9.00 am to 5pm Monday to Friday and;

Public libraries in Clitheroe, Chatburn, Read, Whalley, Longridge and Mellor, and the Station Buildings and Civic Hall in Longridge.

Accompanying the Core Strategy document is a Sustainability Appraisal (SA) Scoping Report, which assesses some of the key Core Strategy sustainability issues that will need to be addressed as work on the Core Strategy progresses

The SA Scoping report can be viewed by [clicking here](#).

The SA Scoping report is also available to view in hard copy at

the Planning Reception counter (level D) at the Council Offices on Church Walk in Clitheroe offices from 9.00 am to 5pm Monday to Friday and;

Public libraries in Clitheroe, Chatburn, Read, Whalley, Longridge and Mellor and the Station Buildings and Civic Hall in Longridge.


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6. [LDF Evidence Base](#)

7. LDF Related Documents
8. Annual Monitoring Reports
9. Core Strategy
10. Housing and Economic Development DPD
11. Strategic Flood Risk Assessment
12. Revised Statement of Community Involvement Consultation
13. **You are here:** Ribble Valley Core Strategy Public Consultation

Core Strategy SA Scoping Report

Sustainability Appraisal Scoping Report for the Core Strategy

- [Sustainability Appraisal Scoping Report](#)
-  (PDF)
- Size: 2.64 MB
- Estimated download time: (56k = 6 mins 36 secs)

Planning and Compulsory Purchase Act 2004

Notice of public Core Strategy Consultation (Regulation 25)

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 will be within the Regulation 25 stage of the legislation and will seek comment on the document as a whole and will include, for comment and possible additions to, a series of future development options.

The consultation will commence on 25th August 2010 and finish at 5pm on Wednesday 20th October 2010.

Copies of the document 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 Garden, Mellor
- Read Library, Jubilee Street, Read
- Whalley Library, Abbey Road, Whalley

and at:

- Longridge Civic Hall and the Station Buildings

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

The document will also be available on the Council's website at: www.ribblevalley.gov.uk

and via the Council's Feedback consultation facility at: www.feedbackonline.org.uk/corestrategy

Objections to, and representations in respect of, the Core Strategy should be sent in writing to Forward Planning Draft Core Strategy Consultation, Council Offices, Church Walk, Clitheroe, BB7 2RA or via email to core25@ribblevalley.gov.uk or via the online representations form available at www.feedbackonline.org.uk/corestrategy before 5pm on Wednesday 20th October 2010. Objections received after this date cannot be considered.

Objections and representations should specify the matters to which they relate, and the grounds on which they are made by reference to relevant Chapter and Paragraph numbers within the Core Strategy document. They may be accompanied by a request to be notified at a specified address of the results of this consultation.

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

Residents Invited to Have Their Say on Planning

Published Wednesday 25th August 10

Residents in the Ribble Valley are being invited to have their say on a range of planning and development issues.

Ribble Valley Borough Council's Draft Core Strategy sets out a suggested vision for the area and a set of objectives that will guide development over the next 15 years.

It contains key statements on a wide variety of issues, such as where new development might take place, affordable housing, commerce, employment, the environment and transport.

It builds on a widespread consultation that took place in the borough in 2007, in which Ribble Valley residents were asked their opinions on the main issues facing the area.

Richard Sherras, chairman of Ribble Valley Borough Council's planning and development committee, 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 Core Strategy, so we are inviting residents to make their views known."

The Core Strategy will eventually form part of Ribble Valley Borough Council's Local Development Framework - a portfolio of themed documents setting out future strategic land-use.

The framework emphasises the need for community involvement in the preparation of strategies and the council is therefore keen to receive the views of residents.

The consultation ends on Wednesday, October 20, and copies of the Core Strategy or an introductory brochure are available from the Ribble Valley Council Offices in Church Walk, Clitheroe, or libraries throughout Ribble Valley. A CD is available on request.

Further details are available from Ribble Valley Borough Council's Forward Planning Team on 01200 414551.

Ends.

Ref: PR4210.

Date: August 24 2010.

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

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

Planning and Compulsory Purchase Act 2004

**Notice of public Core Strategy Consultation (Regulation 25)
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 will be within the Regulation 25 stage of the legislation and will seek comment on the document as a whole and will include, for comment and possible additions to, a series of future development options. The consultation will commence on 25th August 2010 and finish at 5pm on Wednesday 20th October 2010.

Copies of the document 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 Garden, Mellor
Read Library, Jubilee Street, Read
Whalley Library, Abbey Road, Whalley

and at:
Longridge Civic Hall and the Station Buildings.
It will also be available in CD format on request and Parish Clerks may also have a copy for loan purposes.

The document will also be available on the Council's website at www.ribblevalley.gov.uk and via the Council's Feedback consultation facility at www.feedbackonline.org.uk/corestrategy

Objections to, and representations in respect of the Core Strategy should be sent in writing to Forward Planning Draft Core Strategy Consultation, Council Offices, Church Walk, Clitheroe, BB7 2RA or via email to core25@ribblevalley.gov.uk or via the online representations form available at www.feedbackonline.org.uk/corestrategy, before 5pm on Wednesday 20th October 2010. Objections received after this date cannot be considered.

Objections and representations should specify the matters to which they relate, and the grounds on which they are made by reference to relevant Chapter and Paragraph numbers within the Core Strategy document. They may be accompanied by a request to be notified at a specified address of the results of this consultation.

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

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Core Strategy Consultation
direct line: 01200 425111
e-mail: Core25@ribblevalley.gov.uk
my ref: CSR25Con/1
your ref:
date: 23-8-10

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

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

Ribble Valley Core Strategy Consultation

Dear Sir or Madam,

As a consultee held on our Local Development Framework Database of Contacts we are writing to you to inform you of a public consultation regarding the Ribble Valley Core Strategy and to invite you to view the document and send to us any comments you have concerning it.

The Database includes all those organisations and other bodies that Government stipulates should be informed about this document together with those the Council thinks should be contacted and all those local bodies and individuals who have asked to be placed on the Database to be consulted on local planning related policy matters.

The Core Strategy will eventually become the central planning document in the Local Development Framework, which will eventually replace the Borough's current District Wide Local Plan. It sets out a vision for the area and a set of strategic objectives that will guide development over the next 15 years. It contains key statements on a wide variety of issues such as sustainable development, affordable housing, business and employment development and environmental matters and a series of development management policies. It also contains a set of possible development options which we would like your comments on

To help you understand the document we have enclosed, in addition to a copy of the public notice of the consultation that has been placed in the local press, an introductory brochure which describes the document in more detail. However we should emphasise that this brochure is only an introduction and we would strongly encourage you to read the main document. Details of how to do that are mentioned below.

The Core Strategy is available at:

- the Council website at www.ribblevalley.gov.uk and the by following the associated links, and also at www.feedbackonline.org.uk/corestrategy where you can also respond back to us online;
- the Planning Reception counter at our Clitheroe offices (please see address at the head of this letter) and at;
- public libraries at Clitheroe, Chatburn, Read, Whalley, Longridge and Mellor
- Longridge Civic Hall and Station Buildings

- Your parish clerk may have a copy available on loan
- CD copies of the Core strategy will also be available on request

To submit your views on the Core Strategy you can email us at Core25@ribblevalley.gov.uk marking the message "Core Strategy Consultation" or by sending a letter marked "Core Strategy Consultation" to, Forward Plans, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA.

If you are either emailing or posting us comments could you please preface each separate comment with the Chapter number and paragraph number within the Core Strategy that the comment relates to. Also could you please include in any correspondence your LDF Database Reference Number, which can be found at the top of the address label attached to this letter

Alternatively you can fill in the Consultation Form available on www.feedbackonline.org.uk/corestrategy

Please note that as part of the legal requirements of the process we have to make comments received, including the names 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.

This consultation will be open for an eight week period from **9.00 am on Wednesday 25th August to 5pm on Wednesday 20th October 2010.**

Yours sincerely,



Colin Hirst, Forward Planning and Regeneration Manager

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Core Strategy Consultation
direct line: 01200 425111
e-mail: Core25@ribblevalley.gov.uk
my ref: CSR25Con/1
your ref:
date: 23-8-10

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

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

Ribble Valley Core Strategy Consultation

Dear Councillor,

Please find enclosed information relating to the Core Strategy consultation.

Included is a copy of the document for reference in both hard copy and on a CD, together with some introductory booklets to distribute if you have requests for information. The copy of the notice included in the pack also gives details of the consultation. If residents would like a copy of the CD we can make these available, details are included in the booklet.

The Core Strategy will eventually become the central planning document in the Local Development Framework, which will eventually replace the Borough's current District Wide Local Plan. It sets out a vision for the area and a set of strategic objectives that will guide development over the next 15 years. It contains key statements on a wide variety of issues such as sustainable development, affordable housing, business and employment development and environmental matters and a series of development management policies. It also contains a set of possible development options that we would like your comments on.

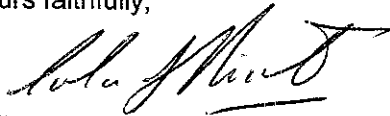
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This consultation will be open for an eight week period from **9.00 am on Wednesday 25th August to 5pm on Wednesday 20th October 2010.**

As part of the consultation we are proposing to hold meetings throughout the borough
These will be organised around groups of Parish Councils, Clitheroe, Whalley and
Longridge, and will be open to the public I will liase with you regarding the
arrangements in due course.

If you have any queries or would like additional copies of the booklet or CD please do
not hesitate to contact me or any member of the team.

Yours faithfully,



Colin Hirst,
Forward Planning & Regeneration Manager

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Core Strategy Consultation
direct line: 01200 425111
e-mail: Core25@ribblevalley.gov.uk
my ref: CSR25Con/1
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www.ribblevalley.gov.uk

Ribble Valley Core Strategy Consultation

Dear Sir or Madam,

As Clerk to one of our adjoining Parishes we are writing to you to inform you of a public consultation regarding the Ribble Valley Core Strategy and to invite you to view the document and send to us any comments you have concerning it.

The Database includes all those organisations and other bodies that Government stipulates should be informed about this document together with those the Council thinks should be contacted and all those local bodies and individuals who have asked to be placed on the Database to be consulted on local planning related policy matters

The Core Strategy will eventually become the central planning document in the Local Development Framework, which will eventually replace the Borough's current District Wide Local Plan. It sets out a vision for the area and a set of strategic objectives that will guide development over the next 15 years. It contains key statements on a wide variety of issues such as sustainable development, affordable housing, business and employment development and environmental matters and a series of development management policies. It also contains a set of possible development options which we would like your comments on.

To help you understand the document we have enclosed, in addition to a copy of the public notice of the consultation that has been placed in the local press, an introductory brochure which describes the document in more detail. However we should emphasise that this brochure is only an introduction and we would strongly encourage you to read the main document. Details of how to do that are mentioned below.

The Core Strategy is available at:

- the Council website at www.ribblevalley.gov.uk and the by following the associated links, and also at www.feedbackonline.org.uk/corestrategy where you can also respond back to us online;
- the Planning Reception counter at our Clitheroe offices (please see address at the head of this letter) and at;
- public libraries at Clitheroe, Chatburn, Read, Whalley, Longridge and Mellor
- Longridge Civic Hall and Station Buildings
- Your parish clerk may have a copy available on loan

- CD copies of the Core strategy will also be available on request

To submit your views on the Core Strategy you can email us at Core25@ribblevalley.gov.uk marking the message "Core Strategy Consultation" or by sending a letter marked "Core Strategy Consultation" to, Forward Plans, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA.

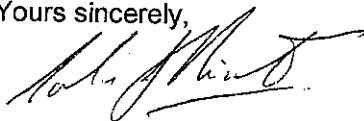
If you are either emailing or posting us comments could you please preface each separate comment with the Chapter number and paragraph number within the Core Strategy that the comment relates to. Also could you please include in any correspondence your LDF Database Reference Number, which can be found at the top of the address label attached to this letter.

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This consultation will be open for an eight week period from **9.00 am on Wednesday 25th August to 5pm on Wednesday 20th October 2010.**

Yours sincerely,



Colin Hirst,
Forward Planning and Regeneration Manager

RIBBLE VALLEY BOROUGH COUNCIL

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www.ribblevalley.gov.uk

Ribble Valley Core Strategy Consultation

Dear Sir or Madam,

We are writing to you as Parish Clerk to notify your Council of a public consultation regarding the Ribble Valley Core Strategy and to seek your assistance in publicising the Core Strategy. We invite you to view the document and send to us any comments you have concerning it. A copy of the public notice is attached for reference.

Included in the package are some posters that I would be grateful if you would display on the Parish notice board and any additional locations you consider would be helpful to your residents. We can provide additional posters if you would like them.

Also included are copies of the document for reference in both hard copy and on a CD and if possible I would ask if you could make a copy available to local residents on a loan basis if they contact you. There are also some copies of the response form.

The Core Strategy will eventually become the central planning document in the Local Development Framework, which will eventually replace the Borough's current District Wide Local Plan. It sets out a vision for the area and a set of strategic objectives that will guide development over the next 15 years. It contains key statements on a wide variety of issues such as sustainable development, affordable housing, business and employment development and environmental matters and a series of development management policies. It also contains a set of possible development options that we would like your comments on.

The Council has prepared an introductory booklet that gives a lot of information about the Core Strategy and the consultation. Copies are included for distribution, we can provide further copies if you would like them. It is important however to read the Core Strategy document.

The Core Strategy is available at:

- the Council website at www.ribblevalley.gov.uk and the by following the associated links, and also at www.feedbackonline.org.uk/corestrategy where you can also respond back to us online;
- the Planning Reception counter at our Clitheroe offices (please see address at the head of this letter) and at;

- public libraries at Clitheroe, Chatburn, Read, Whalley, Longridge and Mellor
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As part of the consultation we are proposing to hold meetings throughout the borough. These will be organised around groups of Parish Councils and will be open to the public. We will liaise with you regarding the arrangements

Yours faithfully,



Colin Hirst,
Forward Planning & Regeneration Manager

Ribble Valley Borough Council

Latest News

Residents Invited to Have Their Say on Planning

Residents in the Ribble Valley are being invited to have their say on a range of planning and development issues.

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

- [Mayor Gives Renault Car Advert "Nil Point"](#)
- [Huge Wooden Man Comes to Clitheroe](#)
- [Groundbreaking Play Areas Near Completion](#)

Wiswell and Barrow Parish Review



A consultation is underway into whether the parish of Wiswell should be divided into separate parishes for Wiswell and Barrow.

Visit Ribble Valley



The official tourism website for the Ribble Valley.

Ribble Valley Sports Club



Ribble Valley Sports Club is a positive activity for young people between 12-16 years old. It gives young people an alternative option on a Friday night.

Feedback Online

Changes to Incapacity Benefit

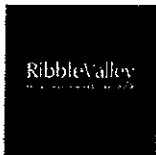


Customers in receipt of Incapacity Benefit in parts of the Ribble Valley will have their award converted to Employment Support Allowance if they meet the qualifying conditions or Jobseekers Allowance

feedb@ck
Pennine Lancashire has a good say

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

Core Strategy Consultation



The Core Strategy is currently out for an 8 week consultation from 25th August until 20th of October 2010. Click here for more information on this important planning policy document.

Ribble Valley News

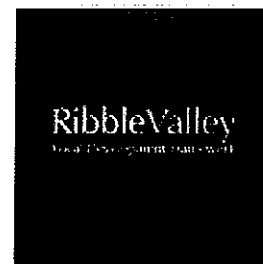


Ribble Valley Borough Council produces a civic newspaper, Ribble Valley News, twice a year.

Welcome to Planning Policy

Local Development Framework

The Planning and Compulsory Purchase Act was published in 2004. The Act overhauled the planning system and the way in which future plans are produced by Local Planning Authorities. Under this Act, Ribble Valley Borough Council must replace its current adopted Districtwide Local Plan (against which all planning applications for development are assessed) with a new Development Plan for the borough. This will be comprised of national planning policy, regional planning policy and local planning policy. The local planning policy will be set out as part of the Local Development Framework (LDF) which the Act requires us to produce.



The LDF will consist of a portfolio of themed documents that sets the Council's land-use strategy for the future. The LDF documents that have been produced to date and the timetable for production of future LDF documents can be found at the following link **[LDF DOCUMENTS](#)**

The LDF has to be produced based upon a robust evidence base, which informs the LDF policies. Work has begun on the LDF evidence base. The work undertaken to date can be viewed at the following link **[LDF EVIDENCE BASE](#)**

In addition to the LDF evidence base, there are also a range of other documents that relate to and inform the LDF. These can be found by following the link **[RELATED DOCUMENTS](#)**

Pages in Welcome to Planning Policy

1. [Introduction](#)
2. [Contacting us](#)
3. **You are here:** [Local Development Framework](#)
4. [Strategic Housing Land Availability Assessment](#)
5. [LDF Documents](#)
6. [LDF Evidence Base](#)
7. [LDF Related Documents](#)
8. [Annual Monitoring Reports](#)
9. [Core Strategy](#)
10. [Housing and Economic Development DPD](#)
11. [Strategic Flood Risk Assessment](#)
12. [Revised Statement of Community Involvement Consultation](#)

Welcome to Planning Policy

LDF Documents

[Statement of Community Involvement \(2010 review\)](#)

[Adopted 2007 Statement of Community Involvement](#)

[Annual Monitoring Reports \(AMR\) \(2005-present\)](#)

[Core Strategy and the Proposals Map](#)

[Housing and Economic Development DPD](#)

We have also produced a [Local Development Scheme](#) which has been approved by Government Office for the North West. The most recent LDS can be viewed by clicking on the link.

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11. [Strategic Flood Risk Assessment](#)
12. [Revised Statement of Community Involvement Consultation](#)

Welcome to Planning Policy

Core Strategy

A public consultation exercise took place in late 2007 on the Core Strategy Issues and Options which explored the potential new planning policy for the area. A consultation leaflet was produced and widely circulated within the borough, a small travelling exhibition was placed in local public buildings and a short series of workshops canvassed opinion from some local groups. The consultation closed in December 2007. A large number of responses were received. If you would like to see some of the information that came out of the issues and options consultation then please [click here to view a presentation on the main findings](#).

In 2008, the 2004 Planning and Compulsory Purchase Act was amended which affected the production stages of the Core Strategy. As a result, the issues and options stage that was undertaken in late 2007 is now no longer required. In addition to this, the Preferred Option stage, that was due to follow our Issues and Options stage, has also been amended. The stages of Core Strategy production are now as follows.

Regulation 25: DRAFT CORE STRATEGY: This will incorporate the findings of the issues and options consultation undertaken in late 2007 as well as presenting the strategic development options for consideration. Once this has been produced there will be the opportunity to comment on the report during a consultation exercise. At present this is anticipated to take place by Summer 2010. More information on how to get involved in the consultation and comment on the report will be available on this website at this time.

Regulation 27: CORE STRATEGY PUBLICATION VERSION: This report will have considered the representations received at the draft (Reg. 25) stage and will present what is effectively Ribble Valley's chosen spatial development strategy. The document will be available for consultation along with an accompanying Sustainability Appraisal and HRA, which will also be available for comment at the same time as this publication document. It is anticipated that this stage of consultation will take place in late 2010.

Regulation 30: CORE STRATEGY SUBMISSION VERSION: This report is the version that will be submitted to the Secretary of State, prior to examination. The document will have considered the representations made on the Regulation 27 draft prior to its submission. It is anticipated that the submission of the Core Strategy will take place around late spring/early summer 2011.

For more information on the Core Strategy process, please call 01200 414499 and ask for Forward Planning.

Pages in Welcome to Planning Policy

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11. [Strategic Flood Risk Assessment](#)
12. [Revised Statement of Community Involvement Consultation](#)



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: COLIN HIRST
direct line: 01200 414503
e-mail: colin.hirst@ribblevalley.gov.uk
my ref: CH/EL
your ref:
date: 20 July 2010

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
DX: Clitheroe 15157
www.ribblevalley.gov.uk

Dear Councillor

MEMBER BRIEFING – CORE STRATEGY CONSULTATION, COUNCIL CHAMBER,
WEDNESDAY, 18 AUGUST 2010 – 6PM FOR 6.30PM

As you will be aware the Council's Core Strategy is being prepared for consultation and to assist Members, a briefing meeting has been arranged to provide further details on the proposals and the consultation process. Light refreshment will be available from 6pm with the meeting planned to start promptly at 6.30pm. The briefing should last approximately one hour.

The Core Strategy consultation is a key stage in determining a development strategy for the borough and will underpin planning decisions over the coming years. The proposed consultation is part of the statutory plan making process and will include options for the broad location of development.

To assist with catering, I would be grateful if you would confirm your attendance either by e-mail to lesley.lund@ribblevalley.gov.uk or by returning the tear-off slip below.

Yours sincerely

COLIN HIRST
FORWARD PLANNING AND REGENERATION MANAGER