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For official use		Ref. No.
		Ack'd

Ribble Valley Housing and
Economic Development –
Development Plan Document
(HED DPD)



**Regulation 19
(Publication) comments
response Form**

Before using this form to make any comments please ensure that you have read the Housing and Economic Development – Development Plan Document and the Guidance Notes, which can be found on Ribble Valley Borough Council's website - www.ribblevalley.gov.uk and follow the HED DPD.

If after reading the Guidance Notes you should have any queries in completing the form please telephone 01200 425111.

This form has two parts: -

Part A - Personal Details (you need only complete one copy of Part A)

Part B - Your comment(s) (Please complete a separate Part B for each comment you wish to make.)

All completed comments forms must be received by the Council no later than 5:00pm on Friday 9th June 2017.

Please return paper copies marked 'HED DPD PUBLICATION CONSULTATION' to Council Offices, Church Walk, Clitheroe, BB7 2RA

Part A

Q1 Please can you provide the following information which will assist us in contacting you if we need to discuss any of your comments further.

Name

Name of Organisation (if you are responding on behalf of an organisation)

Database Reference number (if you have one)

Address

Post Code

Email Address

Phone number

[Redacted]	
[Redacted]	
[Redacted]	
[Redacted]	ER
[Redacted]	
[Redacted]	
[Redacted]	
[Redacted]	

Copies of all comments made in Part B of the form will be put in the public domain and are not confidential, apart from any personal information. All personal information within Parts A and B will only be used by the Council in connection with the Local Development Framework and not for any other purpose and will be held in accordance with the Data Protection Act 1998. The Council will summarise the comments and all representations will be made available to the Planning Inspectorate.

Part B

Please use a separate form for each individual comment.

Q2

Name / Name of Organisation (if you are responding on behalf of an organisation)

JAYNE MYERS

Q3

To which part of the HED DPD does this comment relate?

Part of document e.g. Housing allocations, open space policy etc...

HOUSING ALLOCATIONS

Paragraph No.

Q4

As a consequence do you consider the HED DPD is:

- | | Yes | No |
|----------------------|--------------------------|--------------------------|
| i) Legally compliant | <input type="checkbox"/> | <input type="checkbox"/> |
| ii) Sound * | <input type="checkbox"/> | <input type="checkbox"/> |

* The considerations in relation to the HED DPD being sound are explained in the Guidance Notes

Q5

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

- | | | | |
|-----------|--------------------------|---------------------------------|--------------------------|
| Justified | <input type="checkbox"/> | Consistent with national policy | <input type="checkbox"/> |
| Effective | <input type="checkbox"/> | Positively prepared | <input type="checkbox"/> |

Q6

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

If you wish to support the legal compliance or soundness of the HED DPD, please also use this box to set out your comments. Please continue on a separate sheet if required.

PROMOTION OF ADDITIONAL HOUSING SITE - SEE SITE LOCATION PLAN AND COVER LETTER.

Q7 Please set out what change(s) you consider necessary to make the HED DPD legally compliant or sound, having regard to the test you have identified at Q5 above where this relates to soundness.

You will need to say why this change will make the HED DPD legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be precise as possible. *Please continue on a separate sheet if required.*

Please note: your comment should cover succinctly all the information, evidence, and supporting information necessary to support/justify the comment and the suggested change, as there will not normally be another opportunity to make further comments based on the original comment made at the publication stage.

After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues he/she identifies for examination in the forthcoming Examination in Public. Please note also that the Inspector is not obliged to consider any previous comments that have been made in respect of the HED DPD. You are urged, therefore, to re-submit on this form any previously submitted comments that, in your view, remain valid and that you wish the Inspector to consider.

Q8 If your representation is seeking change, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I do wish to participate at the oral examination

Q9 If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary. *(Please note that the Inspector will determine who participates.) Please continue on a separate sheet if required.*

Q10 If you wish to be kept informed as the HED DPD progresses through to adoption, please indicate which of the following stages you wish to be informed of by ticking the box(es) below.

Submission of the HED DPD to the Secretary of State for independent Examination

The publication of the Inspector's report following the Examination

The formal adoption of the HED DPD

Q11 If you have any other comments to make on the HED DPD that have not been covered elsewhere, please use the box below. *Please continue on a separate sheet if required.*

Q12 Date of completion: 09/06/2017

Q13 Signature

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

If after reading the Guidance Notes you should have any queries in completing this form please telephone 01200 425111

17/L/080

09th June 2017

HED DPD Publication Reg 19 Consultation
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Dear Sir / Madam,

**RE: HOUSING AND ECONOMIC DEVELOPMENT DPD REGULATION 19 CONSULTATION
PROMOTION OF THE LAND ON THE NORTH SIDE OF RIBCHESTER ROAD, COPSTER
GREEN AS AN ALLOCATION FOR HOUSING DEVELOPMENT**

I refer to the above public consultation event and wish to put forward my client's land for the consideration of the Council, which has excellent potential as a future housing site. A copy of a site location plan is enclosed in addition to the requisite consultation forms.

Whilst my client realises that a 'call for sites' has previously been held by the Council, I hope that you will understand that due to the very limited advertisement, they were left unaware of past opportunities to be involved in the plan making process. As such, I trust that the site will be reviewed at this current stage.

Moreover, we seek for the land to be included within the Strategic Housing Land Availability Assessment (SHLAA). It should be considered as the Council seeks to maintain its five year supply of housing land, in accordance with Government requirements within the National Planning Policy Framework (NPPF).

Turning to the characteristics of the site, the accompanying site location plan and below map extract shows how the land is located off the B6245 (Ribchester Road), which intersects with the A59 (Longsight Road) a short distance to the south.

It is several minutes' walk from the focus of development within Copster Green towards the south-east, which is accessible via public footways along the road network. The below map extract also shows the site in relation to surrounding public rights of way (purple and green dotted lines), one of which, the 3-13-FP 37 runs directly across the site and provides further options to promote walking and connectivity with the settlement.

Access to public transport is available and can be reached safely via public footways and rights of way. The position of local bus stops indicated on the map extract with orange and lime squares. These form part of the Ribble Valley's main network of bus routes, with services calling at Clitheroe, Blackburn, Preston, Longridge, Wilpshire (with subsequent rail links to

Manchester), Ribchester and Whalley etc. Future occupants would therefore have excellent access to commercial uses, local services, education, healthcare and employment opportunities, without a reliance on private vehicles.

Vehicular access to the site can be taken directly from Ribchester Road, with the ownership boundary including several stretches of land abutting the highway. These are sufficient for a future housing development to provide good visibility and sightlines for on-coming traffic.

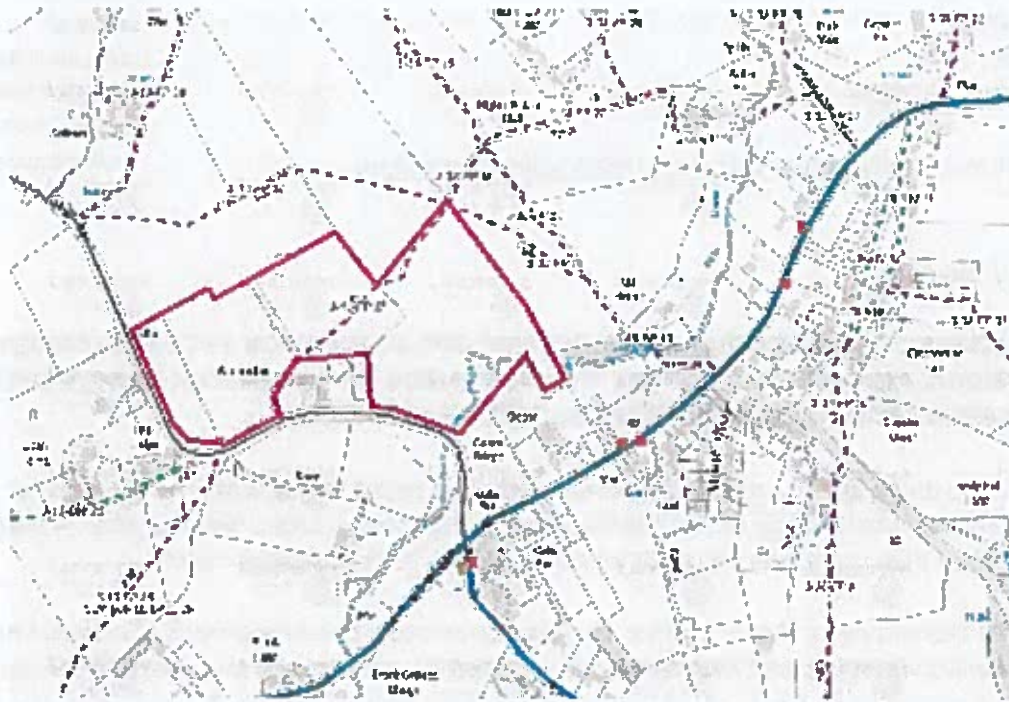


Figure 1: Map Extract of Site in Relation to Copster Green and showing the position of Public Rights of Way and Bus Stops

Despite Key Statement DS1 of the Core Strategy having identified Copster Green as a Tier 2 Settlement, JWPC strongly believe that Ribbles Valley Borough Council should attribute a greater focus of new development towards settlements along the A59 corridor. Indeed, due to its excellent connectivity with Main Settlements, other Tier 1 and Tier 2 Settlements along the A59 corridor and settlements within neighbouring boroughs, it is considered highly sustainable. It is consequently unreasonable to categorise Copster Green alongside villages such as Dunsop Bridge and Tosside for example, which are much more isolated and where residents are likely to rely upon the use of a private vehicle on a daily basis.

In reaching the above conclusions, JWPC are mindful the Chapter 6 of the NPPF sets out that local planning authorities should look to 'boost significantly' the supply of housing. In the context of rural areas, it goes on to state that Paragraphs 55 that:

"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby".

The content of the NPPF is a material consideration in both the decision-taking and plan-making process and assessed in this light, the land being promoted to the north side of

Ribchester Road is, due to its connectivity, an excellent location for housing growth. Ribble Valley Borough Council should therefore be much more open to including sites such as this within the Housing and Economic Development DPD and recognising the consequent economic, social and environmental roles that can be performed as a result of residential development in this location.

The site should be positively assessed by the Local Planning Authority and included within the Housing and Economic Development DPD and SHLAA.

Yours faithfully,



Matthew Wyatt MRTPI
Senior Planner

H. M. LAND REGISTRY

LANCASHIRE

RIBBLE VALLEY DISTRICT
NATIONAL GRID PLAN

SD6633 6634 6733 6734

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