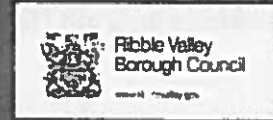


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For official use		Ref. No.
		Ack'd

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

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]	
SWPC LTD.	
[Redacted]	DSS
[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)

JWPC LTD.

Q3

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

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

PROPOSALS MAP

Paragraph No.

OSBALDESTON

Q4

As a consequence do you consider the HED DPD is:

i) Legally compliant

Yes

No

ii) Sound *

* 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

Consistent with national policy

Effective

Positively prepared

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.

JUSTIFIED:- THE DEFINITION OF THE OSBALDESTON SETTLEMENT BOUNDARY IS INCONSISTENT WITH THE METHODOLOGY AS SET OUT IN THE COUNCIL'S SETTLEMENT BOUNDARY DEFINITION TOPIC PAPER. AT PRESENT THE BOUNDARIES DON'T INCLUDE ALL PROPERTIES PHYSICALLY LINKED TO THE MAIN PART OF THE SETTLEMENT. THE BOUNDARY SHOULD EXTEND ALONG A GREATER LENGTH OF OSBALDESTON LANE TO THE EAST AND WEST. TO DO SO WOULD PROVIDE FOR SOME VERY LIMITED INFILL DEVELOPMENT OVER TIME WHICH WOULD ENSURE THE FUTURE VIABILITY OF A SUSTAINABLE COMMUNITY IN OSBALDESTON. SEE REGULATION 18 REFS AS ATTACHED.

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.*

SEE Q6.

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.*

IT IS IMPORTANT TO DISCUSS THE ALLOCATION IN THE CONTEXT OF THE SETTLEMENT BOUNDARY DEFINITION TOPIC PAPER AND TO VISIT OSBALDESTON WITH THE INSPECTOR.

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

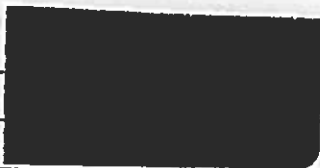
The publication of the Inspector's report following the Examination

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: 02/06/2017

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



Representations to Ribble Valley Local Plan:

Housing and Economic Development DPD – October 2016

Regulation 18 Issues and Options Consultation Response

1. This written representation is submitted on behalf of clients in Osbaldeston in response to the Issues and Options Consultation of the Ribble Valley Housing and Economic Development DPD. The response concerns the proposed settlement boundary for Osbaldeston, which as currently drafted excludes a significant number of residential properties within the village.
2. The settlement boundary is drawn around houses along the first section of Osbaldeston Lane up to where it meets Higher Commons Lane, but does not include the majority of existing properties along Osbaldeston Lane to the east and Higher Commons Lane to the west, despite these properties being well related to the settlement in a continuous form.
3. The nature of the village is that it is formed of houses along the perpendicular axis of Osbaldeston Lane and Higher Commons Lane and the settlement boundary should reflect this on the plan proposals map. We specifically seek inclusion of all houses on either of the road along the length of Osbaldeston Lane as it moves eastwards to the 90 degree bend at the end of the row of houses. The boundary should relate to the residential curtilages consistent with the Settlement Boundary Definition Topic Paper on both sides of the Lane, creating a distinct t-shaped settlement boundary consistent with the properties currently existing. This may create a few infill properties over time to allow for the natural growth of the village by single new dwellings over the plan period. We wish to liaise with the Council regarding a proposed settlement boundary and agree on a drawn boundary that meets the definition for submission in the Local Plan.

