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For official use	Ref. No.
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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.ribbonvalley.gov.uk](http://www.ribbonvalley.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]
Walsingham Planning
[Redacted]
[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)

[Redacted] [ ]

Q3

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

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

Housing / Settlement boundaries

Paragraph No.

[ ]

Q4

As a consequence do you consider the HED DPD is:

- i) Legally compliant
- ii) Sound \*

Yes

No

\* 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
- Effective

- Consistent with national policy
- 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.

See attached sheet

## **Question 6**

Land comprising the residential property known as the Old Zoo, Brockhall Village and land directly to the west should be included within the settlement boundary of Brockhall Village. The property and its associated land forms part of Brockhall Village and is accessed via the village. There is therefore no valid planning reason for its exclusion from within the village boundary.

The land does not form part of the open countryside and serves absolutely no open countryside function. Indeed, it is very clearly separated from the open countryside by Blackburn Rovers training facility, a public footpath and other residential development on Brockhall Village. The topography of the site also makes it very much part of Brockhall Village and separated from the land to the north.

The public footpath between the land in question and Blackburn Rovers Training facility provides a very clearly defined and defensible boundary. The public footpath should form the northern extent and boundary of Brockhall Village thereby including the residential property known as the Old Zoo and land to the west of it within the settlement boundary of Brockhall Village. This is shown on the enclosed plan.

Furthermore, it is considered appropriate to bring the land within the settlement boundary of Brockhall Village as it provides a good opportunity for future infill residential development and the rounding off of the village. This would support a key aim of government guidance and specifically, contribute positively to the national need for additional housing.

The site is not subject to any environmental, access or other constraints and thus would be suitable for residential development.

## **Question 7**

Amend the settlement boundary of Brockhall Village to include property known as the Old Zoo and land directly to the west shown on the attached plan.

**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 attached sheet

**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.

In order provide a thorough justification for the proposed changes. Representations have been made with limited time available and as such, we require the opportunity to submit and make a more detailed case for the proposed changes making reference to relevant local and national policy.

**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.

[Empty box for additional comments]

**Q12** Date of completion: 09/06/2017

**Q13** Signature

[Redacted signature box]

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



include land cross hatched comprising property old 200 to adjoining land within settlement boundary.

