

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



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

FAO

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]
RIBCHESTER PARISH COUNCIL
[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.

Please use a separate form for each individual comment.

Q2

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

RIBCHESTER PARISH COUNCIL

Q3

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

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

Employment Applications

Paragraph No.

3

Q4

As a consequence do you consider the HED DPD is:

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

The proposed employment site at High College Farm, Longdax, fails to take full account of the negative effects of the development. These can be summarised as:

- i) Transport links
- ii) Environmental factors
- iii) Local pollution.

The attached copy of the Parish Council's letter of objection explains our doubts in detail. To which must be added that the current length limit - restricting vehicles of 40 feet or greater - would make servicing the development site more problematic

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.*

Remove the proposed development site from the exercise

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



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: 05/06/2017

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

Director of Development Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
LANCS BB7 2RA

FAO: Adam Birkett

11 May 2017

Sir

PLANNING APPLICATION No: 3/2017/0317

Application: Outline planning application for employment floor space (use classes B1, B2 and B8) and associated access, car parking, landscaping and services infrastructure with all matters reserved except for access.

At: Land south of Blackburn Road, Hothersall

While it is arguable that there is a need for industrial employment units in the area, the trick is finding the correct location for those units. In the opinion of my Council the area covered by this application is not a suitable location. Although this application falls outside the area of the parish, nevertheless my Council has serious reservations about the likely effects on residents of the village.

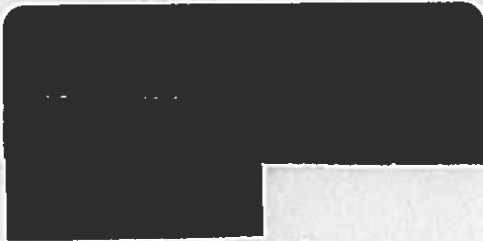
1. The design of the proposed park appears to contain some 248 parking/loading spaces. This number of spaces will inevitably boost vehicle movements through the area, particularly during the morning and early evening leading to traffic congestion on local roads. Vehicles accessing the motorway network through Longridge and Grimsargh already meet delays through heavy traffic. Drivers will inevitably seek to find an alternative; the only route available being through the village of Ribchester where roads are unsuitable for heavy traffic and are already congested.

The argument that the site is well served by public transport is open to question given that the current bus service is one per hour, closes around 7pm and does not operate on a Sunday. This cannot by any stretch of the imagination be described as 'well served'.

2. The proposed site is situated in open countryside on greenfield land. It will be argued that it is possible to mitigate the negative effects of the development by good design. To some extent this is a fanciful argument as no matter how clever the designer in mitigation measures can compensate for the loss of visual

3. The site is adjacent to a source of water which drains into local watercourses that eventually find their way into the river via Boyce's Brook. There is a worry that without a well designed site drainage system the Brook will be polluted by commercial and domestic waste.

Yours sincerely



Clerk to the Council

cc: Cllr Ian Sayers; County Councillor David Smith; Hothersall Parish Council;
Longridge Town

