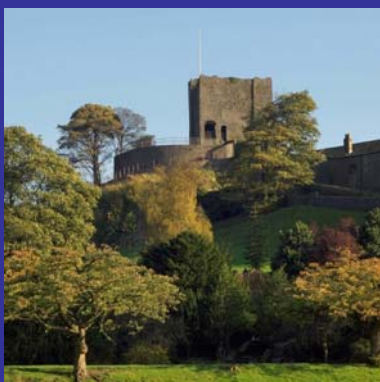


# Ribble Valley Borough Council



## Core Strategy 2008 – 2028 A Local Plan for Ribble Valley Regulation 17 Statement Representations under Regulation 18 APRIL 2012



## 1. Introduction

This document sets out how previous stages of consultation and engagement have shaped the Publication version of the Core Strategy.

It is produced to fulfil requirements set out in the Town and Country Planning (Local Planning)(England) Regulations 2012. It forms the statement defined at Regulation 17 (d) comprising, “a statement setting out:

- (i) which bodies and persons were invited to make representations under regulation 18,
- (ii) how those bodies were invited to make representations,
- (iii) a summary of the main issues raised by those representations, and
- (iv) how those main issues have been addressed in the Core Strategy.”

It forms one of the “proposed submission documents” referred to at Regulation 19.

## 2. Updated Regulations

During the course of preparing the Core Strategy the relevant Regulations, originally published in 2004 were updated in 2008 and 2009. In April 2012 a set of Regulations were issued which replace all previous versions in their entirety. Whilst the requirement to produce this statement is not new, the specific regulations, which refer to it, have changed. The Regulations refer to the entire process of preparing Development Plan Documents (DPDs) such as the Core Strategy. Work undertaken under previous Regulations is still valid albeit that the specific Regulation (including number) may have changed. Under previous regulations most of the work in preparing the Core Strategy was referred to as Regulation 25. In the 2012 Regulations the equivalent stage is referred to as Regulation 18.

## 3. Statement of Community Involvement

The Council updated its Statement of Community Involvement and adopted the document in December 2010. The document sets out how the Council will seek to involve the community in the plan making process and it has formed the basis on which measures to facilitate consultation and community engagement have been put in place. The Adopted document can be viewed and downloaded from the council’s web site using the following link:

[http://www.ribblevalley.gov.uk/info/200180/planning\\_policy/429/welcome\\_to\\_planning\\_policy/7](http://www.ribblevalley.gov.uk/info/200180/planning_policy/429/welcome_to_planning_policy/7)

## 4. Consultations undertaken

Several stages of consultation and engagement have taken place in preparing the Publication version of the Core Strategy. These were undertaken under former Regulation 25, which would be termed Regulation 18 under the 2012 Regulations. These can be summarised as:

Issues and Options	October to December 2007
Strategy Options	August to December 2010
Generation of Alternative Strategy Options	June to August 2011

Detailed information in relation to each stage relating to satisfy regulation 17(d)(i) is provided at section 5 below and in relation (d)(ii-iv) at section 6 onwards.

In addition in preparing our evidence base consultation and opportunities to comment have been made available to help inform our work. In particular consultation was undertaken on the following key documents as part of their preparation, Strategic Housing Land Availability Assessment (SHLAA); Strategic Housing Market Assessment (SHMA); Retail and Employment Land Study and the Housing Requirement Review Report. Information on these can be viewed on the Councils web site in associated Committee reports. Further information can be obtained by contacting the Policy team in Regeneration and Housing

The Council has also included within the consultation stages consultation on the Key Statements and Development Management policies. Following the 2010 consultation a Schedule of proposed amendments to the Key Statements and Development Management (DM) Policies resulting from relevant responses was drawn up. These proposed amendments were then circulated for further consultation (as a document entitled Core Strategy – Proposed Revisions to Key Statements and Development Management Policies). The 2011 consultation has produced further responses to the Key Statements and Development Management Policies (as set out in the Proposed Revisions consultation Document). Reports on these are available on the council's web site and further information can be obtained from the policy Team in Regeneration & Housing.

## **5. Which bodies and persons were invited to make representations under regulation 18 - Regulation 17(d)(i)**

During the various consultation stages the Council has invited a large number of people, organisation and groups to make representations at the relevant stages. A database has been compiled comprising the specific consultees and general consultees (as defined in regulations in effect at the specific time) and many other groups, bodies, organisations and individuals that have an interest in the process. The database has been added to at the request of people and organisations who have become involved in the process and wished to be notified of further stages. There are currently (April 2012) 3,282 entries on the database. At each stage, a letter of the specific consultation has notified all entrants on the database. The community at large has also been consulted and invited to make representations through the press notices and releases; and other general publicity measures.

## **6. Issues and Options consultation 2007**

A public consultation exercise took place 25<sup>th</sup> October to December 13<sup>th</sup> 2007 which explored the potential new planning policy for the area. A questionnaire was produced "What will Ribble valley look like in the future" which respondents were invited to complete. It sought views on a range of issues in the Borough (homes, work, travel, etc.) and on 6 spatial development scenarios. Respondents were also asked to submit views on what a balanced development scenario should be. The questionnaire is reproduced at appendix 1.

i) Which bodies and persons were invited to make representations under regulation 18

*see section 5 above*

ii) how those bodies were invited to make representations,

Questionnaires were made available at the Council Offices, on the website (with the option to respond electronically) and at a range of sites throughout the borough via a travelling collection point. A further 11,000 questionnaires were distributed via the Clitheroe Advertiser, the weekly newspaper which circulates in the area. In addition to this, working with the Local Strategic Partnership (LSP) two consultation exercises were held to target the 'hard to reach' young population. One event was an evening event at a local Clitheroe youth club (the Juice Bar) and the other was held late afternoon with student representatives from local schools across the borough. The questionnaire was also sent to the specific consultation bodies that were prescribed in the regulations.

iii) a summary of the main issues raised by those representations

The consultation generated 844 responses from local residents, stakeholders, Parish Councils and members of the general public outside of the borough. The main issues can be summarised as:

**HOMES:** The general consensus was that developers should not be allowed to develop where they wish and therefore residential development should be focused into Council identified sites, where existing or planned services can cope. There should be some small-scale urban residential development within the Wilpshire settlement boundary, however this should be minimal. In addition to this, the use of Greenfield and greenbelt land should be limited and the focus of residential development into town centres should continue to be assessed prior to a decision being made. Conversion of farm buildings to housing should be allowed though should be restricted for affordable housing needs only, with a clear definition of what 'affordable local needs housing' is. On larger schemes, there should be a requirement to include an element of affordable housing with a fairly split opinion as to whether this should be incorporated within the market housing on sites or whether this should be kept separate. Where possible, the consultation showed that there was a desire for affordable housing to be directed into the villages.

**WORK:** The consultation showed a preference for new workspace to only go within or on the edge of the major settlements where main roads exist. The majority also wished to see new development on brownfield land or on older factory sites, the building for which could either be reused or the land area re-built upon. There was strong opinion that Greenfield land should not be used for business/ employment land development and that old farm buildings should not be converted to new business use. There was however support for the notion of new business development in or on the edge of villages.

**TRAVEL:** Opinion was fairly split on the issue of widening roads following land protection for this purpose. Footpaths and cycleways however were highlighted as an issue for further attention with the majority stating that these should be provided with new development. On a similar note, nearly all respondents felt that public transport (and access to this) should be improved as part of new development and nearly half of respondents stated that new business development should only be permitted along public transport corridors.

**SHOPS & FACILITIES:** There was overall support for most of the suggestions set out in this section of the questionnaire. Over a third felt that the conversion of village shops and post offices to other uses should be resisted however nearly half felt that where these facilities were no longer used, then they should be converted to other uses. A suggestion that was heavily promoted was the idea that buildings should have multiple uses. So for example, shops or post offices in village halls should be encouraged. Nearly all respondents felt that town centre and local shops should be retained and the majority of people felt that sites for shopping developments should be found within existing town centres. The notion of the internet for shopping and service provision provided much debate with many stating that not

everyone has access to this and should not be relied upon, whereas others stated that this should be increasingly used.

**ENVIRONMENT:** There was strong support for the idea that new development should contribute funds for environmental improvements, as was the idea that all development should be energy efficient and minimise its impact on the environment. The consultation also highlighted that Greenfield sites should be protected wherever possible. The consultation also highlighted the view that all older buildings should be retained and if necessary converted to new uses. Design appeared to be a high priority with over half of people stating that considered use of style and design was vital. Just under half of people also stated that the conversion of wildlife and protected habitats should always take precedence in deciding the location of new development.

**VISITING & TOURISM:** The vast majority see that developing visitor facilities in the Ribble Valley should be seen as a priority and that these should be within the main settlements. However, when the question was posed regarding the development of new caravan sites in the Valley, opinion was split. Over half of respondents also felt that tourism related farm diversification should be encouraged and nearly the same number voiced their support for the notion of sustainable/green tourism.

As well as consulting upon a range of issues, a series of 'options', referred to as scenarios were also put forward for consultation. The results were as follows. The greatest support<sup>1</sup> was given to scenario 2 which would see most new development being focused into the three main towns in the borough as well as some of the larger villages if they have good road access, services and public transport. Scenario 1 was the next most popular option, which again would see all new housing and business development being focused into the major settlements in the borough as they have the roads and services to cope and will in turn reduce commuting. Scenario 6 was the third most popular option, which would be a balanced, or hybrid scenario that would most likely pull out those areas that had been given most support throughout the consultation. Scenario 4 was the fourth most popular option which would see villages expanding where there is demand for more housing and business sites in order to support local services and cut down on trips to the main towns. Scenario 3 attracted little support by suggesting that a variety of sites for business and housing should be placed near to main roads and rail locations on Greenfield sites to ease the burden on the existing main settlements. The least support was shown for scenario 5 where nearly 60% of people thought allowing landowners to develop wherever they wish is a terrible idea, with less than 5% of people showing any support for this option.

iv) how those main issues have been addressed in the Core Strategy

The outputs from this consultation stage have been fed into the development of the Core Strategy . The consultation document produced in response to includes detail of how consultation responses from this issues and option stage has fed into the the document in relation to the key statement themes (under headings "How has the evidence base and previous consultation informed policy formulation?")

## **7. Strategy Option consultation August – October 2010**

A Core Strategy Consultation document was published for consultation in August 2010. The consultation report incorporated the findings of the Issues and Options consultation undertaken in late 2007. It presented and sought feedback on questions relating to:

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<sup>1</sup> Calculated by adding the number of responses that stated each scenario to be a 'great idea' or a 'good idea'.

- The evidence base;
- The vision;
- Strategic objectives;
- 3 development strategy options;
- key statements on strategic spatial policies

Consultation lasted for an 8 week period between 25th August and 20th October 2010. The Council produced a report on the consultation entitled Regulation 25 Core Strategy Consultation report. It can be viewed and downloaded at the Councils web site using the following link:

[http://www.ribblevalley.gov.uk/downloads/download/6432/core\\_strategy\\_regulation\\_25\\_summary\\_of\\_representations\\_report](http://www.ribblevalley.gov.uk/downloads/download/6432/core_strategy_regulation_25_summary_of_representations_report)

A copy of the document is attached at Appendix 2 to this report.

i) Which bodies and persons were invited to make representations under regulation 18

*see section 5 above*

ii) how those bodies were invited to make representations

A wide range of methods for promoting public involvement were also put in place to provide the opportunity for any organizations or persons in or out of the borough to submit representations:

- distributing posters for local display;
- offering the opportunity for each Parish/Town 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. Meetings were held across the borough and included all parishes;
- 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/Town 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 (available at [http://www.ribblevalley.gov.uk/downloads/download/6343/core\\_strategy\\_introduutory\\_booklet](http://www.ribblevalley.gov.uk/downloads/download/6343/core_strategy_introduutory_booklet)) setting out the main principles and ways to respond making these available at the venues listed 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 workshops, 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 and running a drop in session just outside the borough following a request from neighbouring Parish Council

Bodies were invited to make representations using an online form; by email; or in writing.

iii) a summary of the main issues raised by those representations

Almost 750 bodies/consultees responded at this stage raising about 4,000 comments or representations. The issues raised in the consultation are summarised in this report:

[http://www.ribblevalley.gov.uk/downloads/download/6432/core\\_strategy\\_regulation\\_25\\_summary\\_of\\_representations\\_report](http://www.ribblevalley.gov.uk/downloads/download/6432/core_strategy_regulation_25_summary_of_representations_report)

iv) how those main issues have been addressed in the Core Strategy

Following the close of the consultation, all responses were considered and a summary report published for information. The report provides an analysis of the issues raised and identifies key issues to address as the Core Strategy is progressed. The results of this consultation indicated that no preferred option could be taken forward to the Regulation 27 consultation stage and that further work on additional, alternative options was necessary.

Additional information to satisfy parts iii) and iv) are available in the document at this link:

[http://www.ribblevalley.gov.uk/downloads/download/6432/core\\_strategy\\_regulation\\_25\\_summary\\_of\\_representations\\_report](http://www.ribblevalley.gov.uk/downloads/download/6432/core_strategy_regulation_25_summary_of_representations_report)

As a result of the consultation it was determined that a clear preferred option in terms of the Development Strategy did not present itself. It was decided to review the options and prepare further alternatives that sought to reflect the comments made in particular regarding how development should be distributed and the need to accommodate some development in the Rural settlements. In some instances as the consultation reports identify there were many views expressed that were fundamentally opposed to the principle of additional development and growth that would not be capable of being taken on board in preparing the Core Strategy in the light of attaining national policy. Many of the comments made reflected concerns about infrastructure, the environment, heritage and so on that were matters reflected in the Key Statements and Development Management policies. The approach to addressing many of these concerns was therefore to ensure that the Council had in place a sufficiently robust policy framework to deliver the strategy decided upon and ensure that an implementation framework would be in place to safeguard as far as possible the detailed issues raised.

## **8. Generation of Alternative Development Strategy Options consultation June – August 2011**

A document titled “Generation of Alternative Development Strategy Options” was published for consultation for a six-week period from 29<sup>th</sup> June to 12<sup>th</sup> August 2011.

It set out five further development strategy options which had been developed based upon the information submitted to the Council during earlier consultation. These were presented alongside the three original options.

Consultation also took place between at the same time on [proposed revisions to the Core Strategy Development Management Policies and Key Statements](#) following comments received during the Regulation 25 Core Strategy consultation.

i) Which bodies and persons were invited to make representations under regulation 18

*see section 5 above*

ii) how those bodies were invited to make representations



Methods of consultation included:

- running a drop in day, which was advertised in the press between 10am and 7:30pm on 27 July 2011 offering the opportunity for all interested parties to speak one on one with members of the Forward Planning team, and ask questions;
- making the Generation of Alternative Development Strategy Options report 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 on the Council's website and creating a summary and link from the Pennine Lancashire wide Feedback website;
- producing a poster to advertise both the consultation and the planning drop in day, with information on how to get involved in the consultation process;
- publishing numerous press releases in the local press, including the Clitheroe Advertiser and Times, the Longridge News and the Lancashire Evening Telegraph to give details on both the consultation itself and also the planning drop in day;
- writing to all Parish/Town Council Clerks in and adjacent to the borough, all borough Members and to all contacts on the LDF consultation database (over 2000 contacts);
- sending out notices informing local residents of the consultation via a Royal Mail postal drop. This reached approximately 90% of all households in the borough.

iii) a summary of the main issues raised by those representations

Formal representations were received from 1150 bodies/individuals, containing a total of 2807 representations. The Summary of representations report provides an analysis of the issues raised at this stage. The report can be viewed and downloaded from the council's web site using the following link:

[http://www.ribblevalley.gov.uk/downloads/file/7785/summary\\_of\\_representations\\_report\\_core\\_strategy\\_alternative\\_options\\_stage\\_reg\\_25](http://www.ribblevalley.gov.uk/downloads/file/7785/summary_of_representations_report_core_strategy_alternative_options_stage_reg_25)

A copy of the report is attached as appendix 3 to this statement.

Issues raised in the consultation are set out in the report. The main issues that came from this consultation as before included representations relating to the fundamental principle of growth and scale of development, the impact upon Infrastructure (in particular schools and drainage matters), together with the extent to which areas were anticipated to change. Similarly issues relating to the impact of development on the environment, the landscape, heritage and road networks were identified.

iv) how those main issues have been addressed in the Core Strategy

A key outcome from this consultation was that there was greater clarity on the development options and that it would be possible to draw together a development strategy for the area from the options tested. This took the form of a hybrid approach (which is set out in the Core Strategy document) that seeks to reflect the concerns regarding directing development towards the main settlements, and includes the proposal for the strategic site at Clitheroe. The approach also looks to deliver an approach to distribution and scale of development to reflect concerns about the impact on existing settlements whilst supporting the opportunity to deliver infrastructure where capacity either exists or is more readily capable of being



developed. The Council has also taken account of development proposed in neighbouring authority areas such as at Preston in recognition of the cross boundary relationships. In preparing the Core Strategy the council has also taken account of the National Policy imperatives in responding to the issues identified reflecting a balanced approach between those seeking to promote development and local aspirations to minimise the extent and impact of new development.

A housing requirement has been established to reflect the evidence submitted and the differing views on the amount of housing required. Similarly, recognition has been given to the importance of economic development and ensuring land is available to increase the opportunity to provide for growth and greater sustainability by providing local employment opportunities. The Council has also recognised the role of the Enterprise Zone and the need to support in general business growth through its suite of policies.

The Council has also sought in preparing the publication draft to reflect the wider concerns regarding the environment, heritage and so on through a robust suite of Key Statements and Development Management policies.

## **Appendices**

- 1 Issues and Options Questionnaire 2007
- 2 Summary of representations received on Regulation 25 Consultation document - March 2011  
[http://www.ribblevalley.gov.uk/downloads/download/6432/core\\_strategy\\_regulation\\_25\\_summary\\_of\\_representations\\_report](http://www.ribblevalley.gov.uk/downloads/download/6432/core_strategy_regulation_25_summary_of_representations_report)
- 3 Summary of representations received at Alternative options stage(forming part of Regulation 25) – October 2011  
[http://www.ribblevalley.gov.uk/downloads/file/7785/summary\\_of\\_representations\\_report\\_core\\_strategy\\_alternative\\_options\\_stage\\_reg\\_25](http://www.ribblevalley.gov.uk/downloads/file/7785/summary_of_representations_report_core_strategy_alternative_options_stage_reg_25)



# What will the Ribble Valley look like in the future?

In a changing world, important decisions need to be made soon about houses, jobs, shops, services, the future of our town centres, our villages and countryside and how we will travel around

These are important to everyone who lives and works here, now and in the future

Your Council is starting to put together plans that will guide future building and development into the most appropriate places over the next twenty years.

## We need your help

How do you want Ribble Valley to look five, ten and even twenty years from now?

Together we can make the right choices

This leaflet asks you to think about the major questions the area will face in the future; issues that will not only be important to you but also to your children.

Please take a little time to consider them and then fill in the attached questionnaire. If you want to add more comment we'd be glad to have it. Simply write or type it onto any extra pages and enclose it with the questionnaire.

Send your completed questionnaires to the following address:

**Freepost RRLX-YYYH-UBGR  
Forward Planning  
Council Offices  
Church walk  
Clitheroe  
Lancashire  
BB2 7RA**

Questionnaires can also be completed online at [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

**Please return all completed questionnaires by 5pm on Thursday 13th December 2007.**

If you would like more information on any of the issues outlined, please go to: [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

Copies of this document can be made available in other formats on request. Please contact 01200 425111 for more help.

Please give your answers to the following statements by ticking one box that best represents your opinion.

<b>HOMES</b>		<b>GREAT IDEA</b>	<b>GOOD IDEA</b>	<b>NEITHER GOOD NOR BAD</b>	<b>BAD IDEA</b>	<b>TERRIBLE IDEA</b>
<b>Q1</b>	All new housing developments of whatever size should have some affordable housing for local needs within them	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All new housing should be concentrated in the major settlements of Clitheroe, Longridge and Whalley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Development should be promoted in Wipehins as it is part of the main urban area, within the Regional Spatial Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Only affordable local needs housing should be put in villages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Conversions of farm buildings to housing should be restricted for affordable local needs only	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Housing should be built on the open countryside if the sites there are suitable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Housing should be allowed to develop wherever developers wish to build	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Housing should only be developed where the necessary services e.g. shops and schools already there can cope	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q2** If you have any other comments to make on this issue, please add comments below or enclose an additional sheet.

<b>WORK</b>		<b>GREAT IDEA</b>	<b>GOOD IDEA</b>	<b>NEITHER GOOD NOR BAD</b>	<b>BAD IDEA</b>	<b>TERRIBLE IDEA</b>
<b>Q3</b>	New workspace should only go on sites within or on the edge of the major settlements of Clitheroe, Longridge and Whalley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Businesses should only go on sites adjacent to the main roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Older factory sites may be reused for other things, such as housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Older factory sites should always be retained for new businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New factories and offices should only go on previously developed (Brownfield) sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Some new businesses should go on Greenfield sites if these are the most suitable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Some new businesses should be located in or on the edge of villages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Existing farm buildings in the countryside should be converted to new business use even if this means more traffic on rural roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q4** If you have any other comments to make on this issue, please add comments below or enclose an additional sheet.

Please give your answers to the following statements by ticking one box that best represents your opinion.

TRAVEL		GREAT IDEA	GOOD IDEA	NEITHER GOOD NOR BAD	BAD IDEA	TERRIBLE IDEA
<b>Q5</b>	Land should be protected to allow existing roads to be widened to take more traffic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our existing roads should not be expanded or widened	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Better footpaths and cycleways should be provided with development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New businesses and housing should be put near to bus and train stops or on main roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Major new development should improve access to public transport services including rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q6** If you have any other comments to make on this issue, please add comments below or enclose an additional sheet.

SHOPS AND FACILITIES		GREAT IDEA	GOOD IDEA	NEITHER GOOD NOR BAD	BAD IDEA	TERRIBLE IDEA
<b>Q7</b>	The conversion of village shops and post offices to other uses should be resisted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Village facilities such as shops should be converted to other uses such as houses if they are no longer used	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Multiple uses of buildings eg shops or post offices in village halls should be encouraged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Facilities for mobile services should be provided for places which have lost their permanent shops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Current town centres and local shops should be retained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New shopping developments should be put into existing town centres	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Use of technology e.g. Internet shopping should be encouraged to provide facilities to villages and isolated areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q8** If you have any other comments to make on this issue, please add comments below or enclose an additional sheet.



## Living in the Valley

Decent homes are important to everyone. What types of new houses should we build in the future and where should they go? Should they go mostly into the main towns, on the edges of towns, in the villages or in open fields and countryside? When building new homes we also have to think about:

- Where best to place services such as shops, schools, water and other facilities
- What should we do about commuting? A lot of local people regularly travel out of the borough to work. Should we try to minimise commuting by car, reduce the amount of new road building and make the most of public transport?
- With local house prices rising fast many local people are having problems finding a home at all. What should be done about affordability?



Photograph courtesy of Bill Systems

## Working in the Valley

Plans also have to be made for future jobs in the area. New and existing firms need sites and buildings, suitably qualified labour and good transport links. The right kind of land is in short supply. Should we put new workplaces on large sites at the edges of towns, or by the main roads, or elsewhere? We need to make efforts to cut down on the large amount of

commuting we currently do to help avoid congestion and pollution and make the new job opportunities accessible to all. If the only suitable sites are on Greenfield sites should they go there? How should the agricultural economy and its needs be treated?

## Travelling in the Valley

We all need to get around for work, for shopping, and lots of other reasons but increasing car use causes congestion and pollution. It's also more difficult to get around for those without a car. Should we put new developments near to bus and rail routes? Would this deter new businesses and if so what should we do? What do you think of the current public transport system in the area?



## Services and Shopping in the Valley

What is the future of our local shopping centres? There is fierce competition in the area and many travel outside the borough to shop. What should be done about this? What do you think about shops and other services in the villages and outlying parts of the area. Should they all be supported and, if so, how?



## The Environment

While we will need more homes and jobs we also need to protect the wider environment, the landscape of fields, farms and moors we value so much, its wildlife, historic places and open spaces.

How should we adapt them to modern needs and how could new development best make a contribution? How should we handle the conflicting issues such as 'green' energy vs visual impact presented by renewable energy, such as windfarms? How should we encourage EcoHomes to be built? What should be done to protect the open spaces of the borough? How should future protection of our built heritage, such as listed buildings and historic places be approached? What should be done to protect those buildings that aren't listed but are of townscape merit?



## Visiting the Valley

The impact of development on tourism also needs to be considered. How should tourism in the Ribblesdale Valley be developed? Should major tourist attractions in the borough be promoted? Should the conversion of existing buildings into holiday lets be allowed? Should new caravan sites be developed or existing sites be expanded? What will the effect of future tourism be on housing and services as well as transport issues? Should existing tourist attractions be promoted further or should future development of new and existing tourism facilities be restricted? What will be the effect of tourism development on areas of natural beauty?



Photographs courtesy of J. Tomes



Please give your answers to the following statements by ticking one box that best represents your opinion.

ENVIRONMENT		GREAT IDEA	GOOD IDEA	NEITHER GOOD NOR BAD	BAD IDEA	TERRIBLE IDEA
<b>Q9</b>	New development should contribute funds for environmental improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All new development should be energy efficient and minimize its impact on the environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenfield sites should always be protected wherever possible	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All older buildings should always be retained and, if necessary, converted to new uses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Design should be of the highest quality with considered use of style and materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The conservation of wildlife and protected habitats should always take precedence in deciding the location of new development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q10** If you have any other comments to make on this issue, please add comments below or enclose an additional sheet.

VISITING AND TOURISM		GOOD IDEA	GOOD IDEA	NEITHER GOOD NOR BAD	BAD IDEA	TERRIBLE IDEA
<b>Q11</b>	Developing visitor facilities in the Ribble Valley should be seen as a priority	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New tourist caravan sites should be allowed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New tourism facilities should be focused into existing towns and villages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tourism related farm diversification should be encouraged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Only sustainable/green tourism development should be permitted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q12** If you have any other comments to make on this issue, please add comments below or enclose an additional sheet.



## POTENTIAL FUTURE SCENARIOS

Six potential future scenarios have been put together to guide further discussion over future possibilities for Ribble Valley. Using the same rating system as above, please tick one of the 5 options for each scenario and feel free to add any other comments under scenario 6.

- Q13 SCENARIO 1:** All new housing and future business development will be focused on the major settlements of Clitheroe, Longridge and Whalley as they have the roads and other services to cope and this will reduce commuting. This will also help support existing shopping centres and other services.
- GREAT IDEA       GOOD IDEA       NEITHER GOOD NOR BAD       BAD IDEA       TERRIBLE IDEA
- Q14 SCENARIO 2:** Most new development will be focused into the three main towns, as mentioned in scenario 1 but some of the larger villages which have good road access, services and public transport will be locations of small scale housing and business developments.
- GREAT IDEA       GOOD IDEA       NEITHER GOOD NOR BAD       BAD IDEA       TERRIBLE IDEA
- Q15 SCENARIO 3:** A variety of sites for business and housing should be placed near to main road and rail locations on Greenfield sites to ease the burden on the existing main settlements.
- GREAT IDEA       GOOD IDEA       NEITHER GOOD NOR BAD       BAD IDEA       TERRIBLE IDEA
- Q16 SCENARIO 4:** Villages should be allowed to expand where there is the demand for more housing and business sites. This would help support their local services and cut down on trips to the main towns.
- GREAT IDEA       GOOD IDEA       NEITHER GOOD NOR BAD       BAD IDEA       TERRIBLE IDEA
- Q17 SCENARIO 5:** New development, whether for housing, factories or other uses, should be allowed to locate wherever developers and landowners wish.
- GREAT IDEA       GOOD IDEA       NEITHER GOOD NOR BAD       BAD IDEA       TERRIBLE IDEA
- Q18 SCENARIO 6:** A balanced scenario that incorporates aspects of scenario's 1-5 above.
- GREAT IDEA       GOOD IDEA       NEITHER GOOD NOR BAD       BAD IDEA       TERRIBLE IDEA
- Q19** What would your 'balanced scenario' be? Please comment below and feel free to use extra pages.

Under the Planning and Compulsory Purchase Act 2004 we are obliged to ask you for the following personal details. Your details will be held on a database so we can keep you up to date with progress. All comments will be available for public viewing and will be published on our website. The Council is subject to the Data Protection Act.

Are you filling this form in for yourself or as an agent?

Yourself       Agent

Name? \_\_\_\_\_

Full Address? \_\_\_\_\_

Postcode \_\_\_\_\_

Telephone Number? \_\_\_\_\_

Email Address? \_\_\_\_\_

Are you happy to be contacted by email?    Yes     No

If you have a reference number already please include this here \_\_\_\_\_



**RIBBLE VALLEY  
BOROUGH COUNCIL**

*Thank you for taking the time to complete this questionnaire.*

Close returns all completed questionnaires by 5pm on Thursday 13th December 2007.