


For official use	Ref. No.
	Ack'd

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



**Response Form**

**Regulation 22 Main Modifications consultation**

Before using this form to make any comments please ensure that you have read the Housing and Economic Development – Development Plan Document Main Modifications : Housing Allocations document and associated documents and the Response Form 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 link. 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)

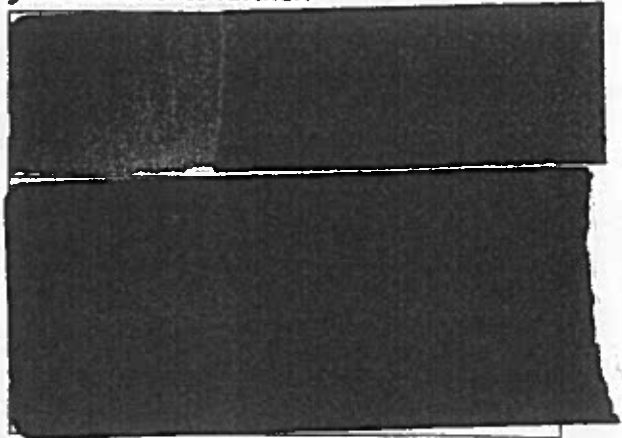
Part B - Your comment(s) (Please complete a separate Part B for each comment you wish to make.) All completed comments forms must be received by the Council no later than 5pm on Friday 7<sup>th</sup> September 2018.

Please return paper copies marked 'HED DPD Main Modifications consultation' to Forward Planning Team, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, BB7 2RA. Alternatively you can email them to: [pmods22@ribbonvalley.gov.uk](mailto:pmods22@ribbonvalley.gov.uk)

**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



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)

TRUSTEES OF S.C. WADDINGTON

Q3

To which Main Modification to the HED DPD does this comment relate?

Modification number

INCLUSION OF SITE 2A - HAUGH HEND, WHINS LANE  
REPP & SIMONSTONE

Paragraph No.

Q4

Please indicate if the proposed change resolves any objection you have made at the previous Regulation 19 consultation stage of April - June 2017:

Yes

No

Not applicable

Q5

As a consequence do you consider the HED DPD is:

i) Legally compliant

Yes

ii) Sound \*

No

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

Q6

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

Q7

Please give details of why you consider that the HED DPD is not legally compliant or sound. Please be as precise as possible and ensure that your comments only relate to a specific proposed change. You do not need to repeat comments made at the previous consultation stages as these have already been forwarded to the Inspector for consideration as part of the Examination.

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.

WE CONSIDER THE PLAN TO BE UNSOUND AS THE PROPOSED INCLUSION OF SITE NO.2A WILL NOT ACHIEVE SUSTAINABLE DEVELOPMENT, NOR IS IT CONSIDERED TO BE JUSTIFIED AS WE BELIEVE THAT THERE IS ANOTHER SITE AVAILABLE IN REPP WHICH WOULD BE MORE APPROPRIATE FOR THE PERCEIVED HOUSING REQUIREMENT FOR THE SETTLEMENT AND WHICH HAS NOT BEEN CONSIDERED.

**Q8** In relation to this proposed change, 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 Q6 above where this relates to soundness. Please restrict your answer to specific proposed changes.

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.*

WE BELIEVE THAT LAND FORMING PART OF HOUKERS FARM LYING TO THE WEST OF STRAITS LANE WOULD BE MORE APPROPRIATE THAN SITE 2A, WHICH IS ON THE NORTH EAST CORNER OF THE VILLAGE WITH ACCESS FROM WHINS LANE WHICH IS NARROW AND UNSUITABLE FOR A NEW RESIDENTIAL DEVELOPMENT. THE LAND TO THE WEST OF STRAITS LANE IS SHOWN EDGED RED ON THE ATTACHED PLAN.

IN ASSESSING THE SUSTAINABILITY OF THIS SITE WE WOULD COMMENT AS FOLLOWS:

- 1) CENTRAL LOCATION WITHIN HEART OF VILLAGE.
- 2) GOOD ACCESS ONTO STRAITS LANE WHICH IS A GOOD WIDTH WITH EXISTING PAVEMENTS AND STREET LIGHTING.
- 3) ADJACENT TO CHURCH, PLAYING FIELD & PRIMARY SCHOOL.
- 4) MUCH CLOSER TO VILLAGE SHOPS & FACILITIES.
- 5) MUCH CLOSER TO A671 WITH BUS STOPS FOR BUS ROUTES THROUGH VILLAGE.
- 6) GOOD OPPORTUNITY TO INCORPORATE GREEN INFRASTRUCTURE INTO THE DEVELOPMENT DESIGN.
- 7) POTENTIALLY LARGER SITE THAN SITE 2A - SO OPPORTUNITY FOR FURTHER DEVELOPMENT IN FUTURE IF MORE HOUSING FACILITIES REQUIRED FOR THE VILLAGE.

Please note: your comment should cover succinctly all the information, evidence, and supporting information necessary to support/justify the comment and the suggested change.

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.

**Q9** Participation at the Examination is at the discretion of the Inspector but please indicate below if you wish to participate at the oral part of the examination in connection with these representations.

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



Yes, I do wish to participate at the oral examination



**Q10** 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.*

N/A

**Q11** 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.

The publication of the Inspector's report following the Examination

The formal adoption of the HED DPD

**Q12** 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.*

WHILST WE APPRECIATE THAT THE LAND TO THE WEST OF STARRIS LANE WAS NOT PUT FORWARD AS PART OF THE REGULATION 18 9 19 CONSULTATIONS WE BELIEVE THAT IT WOULD PROVIDE A MUCH BETTER SITE FOR THE VILLAGE THAN SITE 2A PROPOSED.

**Q13** Date of completion: 07/09/2018

**Q14** Signature

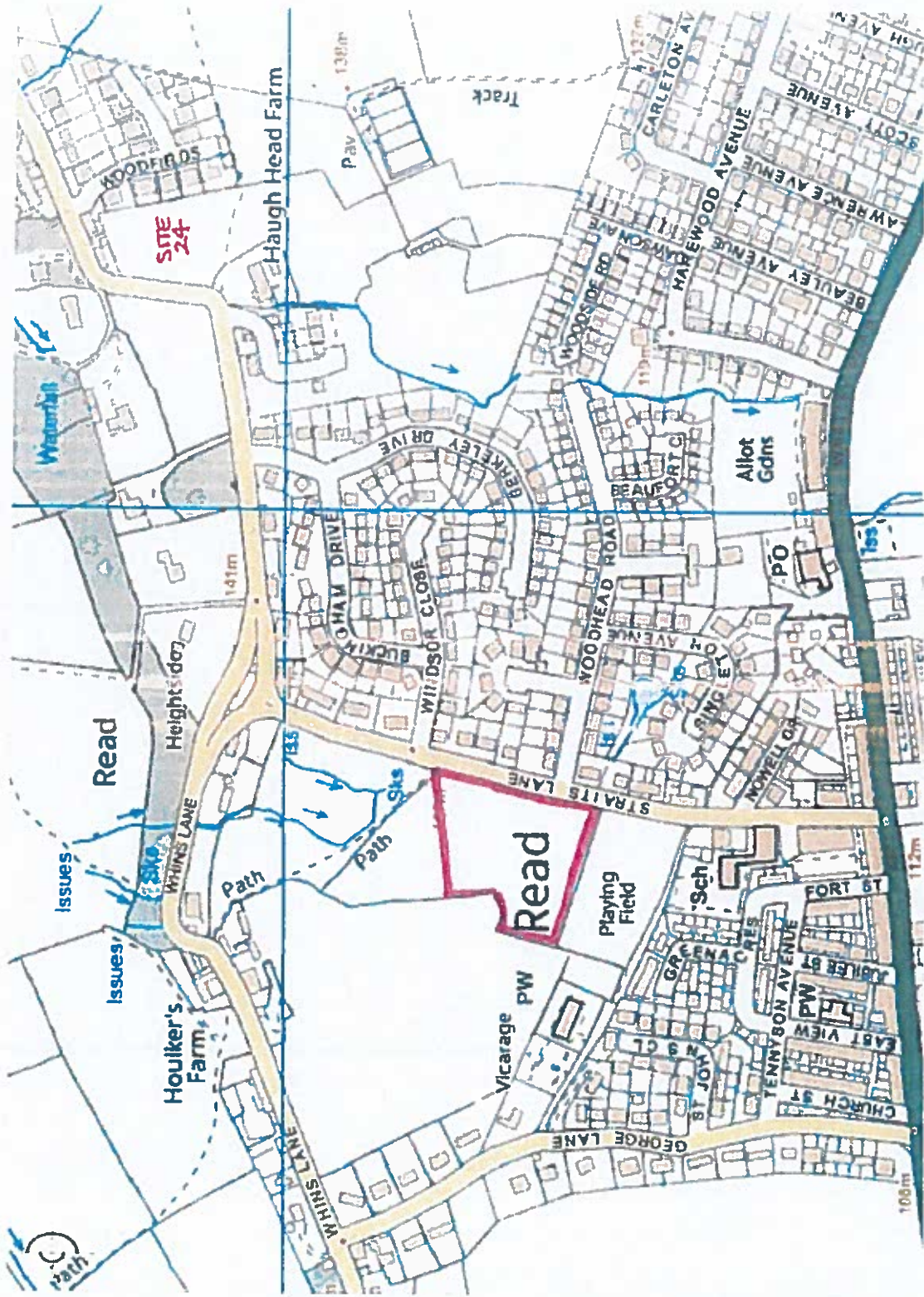
[Redacted Signature]

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



# Read, Lancashire



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