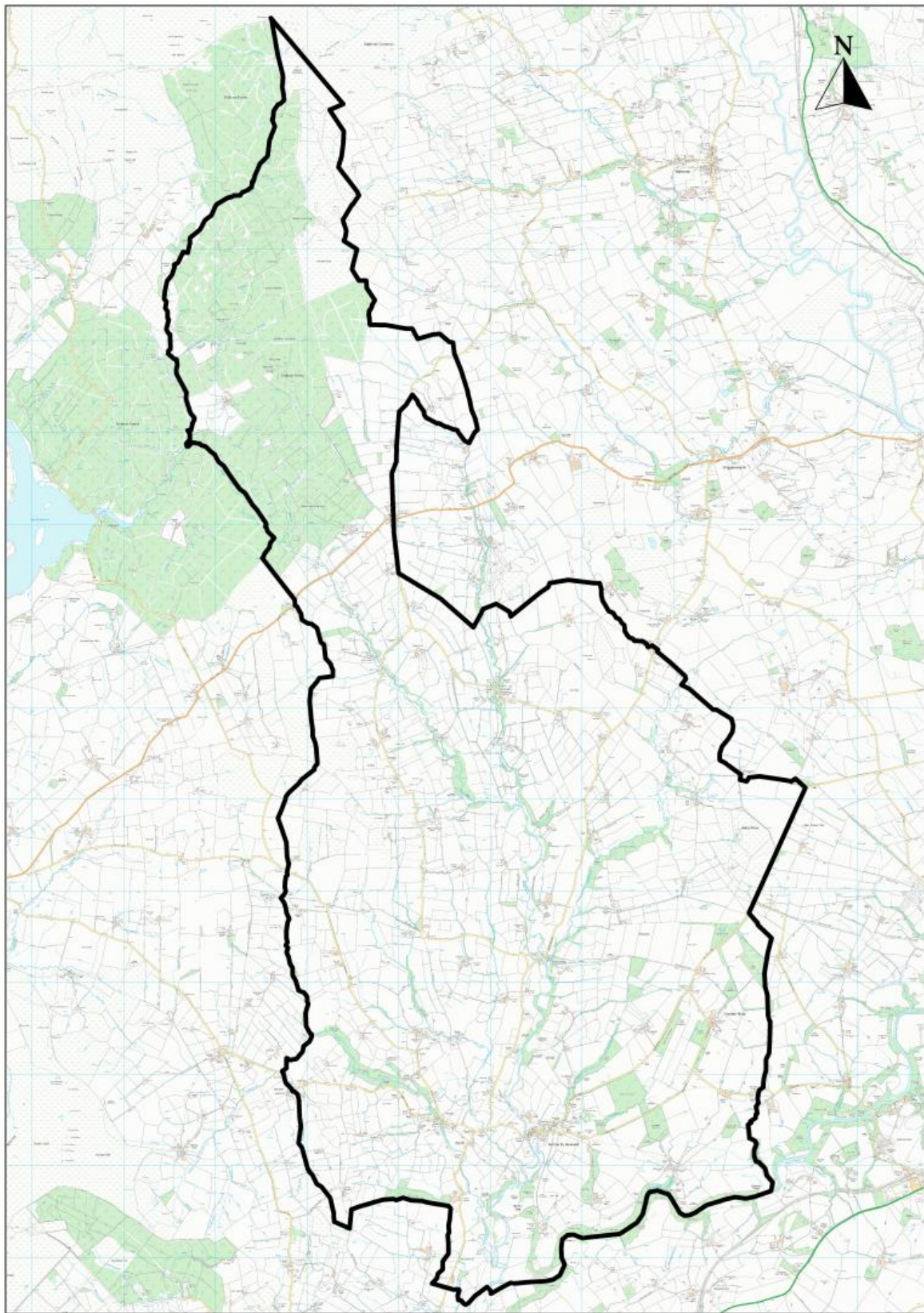




**Bolton by Bowland and Gisburn Forest
Submission Neighbourhood Plan
Consultation Statement
(September 2016)**



Map 1 Bolton by Bowland and Gisburn Forest Designated Neighbourhood Area



1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which –*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
 - (b) explains how they were consulted;*
 - (c) summarises the main issues and concerns raised by the persons consulted; and*
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 Bolton by Bowland and Gisburn Forest Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.3 Bolton by Bowland, Sawley and Gisburn Forest are three individual parishes who have united to form a single Parish Council. The Parish Council think Neighbourhood Planning is an important right to exercise.
- 1.4 At its meeting on 4th Nov 2013, the Parish Council approved a proposal to start work on a Neighbourhood Plan. The recommendations agreed were
- A Neighbourhood Plan be produced under the auspices of the Parish Council
 - That all 3 wards in the Parish are included in the designated area to be covered by the Plan
 - That a Steering Group be appointed to drive the production of the Plan
 - That the first stage of consultation with residents be implemented
 - That an initial budgetary provision of £2000 be allocated to the project.
- 1.5 The PC discussion was informed by a presentation/discussion held a few weeks earlier with Colin Hirst, Head of Regeneration and Housing at Ribble Valley Borough Council (RVBC) and David Ingham, Partnership Officer from RVBC at which the concept of a Neighbourhood Plan and the processes involved in producing one were explored.
- 1.6 As a first step, a ‘preliminary meeting’ was held in Bolton by Bowland Village Hall on 17th December 2013 at which a presentation was made by the Steering Group on the concept of a Neighbourhood Plan and what was involved in producing one.

¹ <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

- 1.7 All existing village organisations were asked to send 2 or 3 representatives. In this way it was felt we would get a good cross section of people reasonably in touch with village opinion from their existing involvement in the various activities of their organisations.
- 1.8 The meeting was well attended (34), was supportive of the project and felt the presentation format appropriate for a series of open meetings proposed in each village hall.
- 1.9 A leaflet explaining what a Neighbourhood Plan involved and the benefits it might bring to the community was delivered to all households in the Parish in early January 2014. It also gave details of the scheduled public meetings and encouraged people to attend. The leaflet was written, designed, printed and distributed entirely by volunteer help and therefore at no cost to the PC. A copy of the leaflet is included at Appendix I.
- 1.10 In January 2014, a series of public meetings were held in each of the village halls in the areas covered by the three parishes. Public meetings were held in each Village Hall as follows:
- | | |
|------------------------------|-------------|
| Sawley- 20th Jan | 55 attended |
| Tosside - 22nd Jan | 20 attended |
| Bolton by Bowland - 23rd Jan | 57 attended |
- 1.11 At the end of each meeting, a vote was taken on a show of hands on whether there was support for continuing with the work of putting together a Neighbourhood Plan.
- 1.12 The Tosside (Gisburn Forest) and Bolton by Bowland meetings were unanimous in support. The Sawley meeting voted 20 in favour, 30 against and 5 abstentions.
- 1.13 The PC held a Special Meeting on 3rd Feb to consider the outcomes from the first phase of consultation and decided to go ahead with an application for designated area status covering the 2 wards in favour and reluctantly to exclude Sawley.
- 1.14 In February 2014 the Parish Council applied to be designated a Neighbourhood Planning Area. Ribble Valley Borough Council approved this application covering the parishes of Bolton by Bowland and Gisburn Forest in May 2014. (See Map 1 – Designated Area). In May 2014 the Parish Council was successful in securing funding from Government Agency Locality to support the preparation of the Neighbourhood Development Plan.

2.0 Draft Neighbourhood Plan Development and Informal Public Consultation

2.2 The Bolton by Bowland and Gisburn Forest Neighbourhood Plan Steering Group held workshop events which took place in April and May 2014. The flyer, programme and full report is included at Appendix II

2.3 A series of four workshops were held across the Neighbourhood Plan area, which were well attended by residents. The question posed to the workshops is as follows:

“What are the issues we want our neighbourhood plan to address?”

2.4 The workshops were structured around the following points

- Aim – discussion centred on the overall aim for the plan.
- Miracle Box – If you had a magic wand, what is the one thing above all else that you would make different.
- What is good about the area – including action points?
- What is not good about the area – including action points?

2.5 The analysis of the outcomes from the workshops is divided into the following sections and identified the following issues:

Overall aim

2.6 The overall aim for the neighbourhood plan was developed through the workshops.

2.7 The comments from the workshop groups in relation to the overall aim were as follows:

1. Our Neighbourhood Plan will provide for growth in Bolton by Bowland and Gisburn Forest. It will preserve and enhance the traditional character and lifestyle of our communities.
2. The purpose of our NP for growth and development and improvement of existing facilities in BxB and GF which is sufficient to preserve and enhance the traditional character and lifestyle of our communities.
3. The purpose of our NP is to provide a Plan for sustainable growth in BxB and GF which enhances the traditional character and lifestyle of our communities.
4. The Plan is not just about growth, about preservation and enhancement. Delete ‘growth’; growth would be a bi-product of preservation and enhancement.
5. Conservation area – retain the character/purpose. Development not just about housing What we have and building from it (from what we have)
6. NP – to enhance local character
 - improving viability of local businesses and facilities
 - to allow impractical and uneconomic buildings to play a future role in society
 - develop landscape for future generations – flora and fauna
 - water/services for new developments to be improved.

2.8 Taking account of comments and suggestions the aim for the Neighbourhood Plan is as follows:

“The purpose of the Neighbourhood Plan is to provide for sustainable growth which enhances the traditional character and lifestyle of our communities”

2.9 This aim was retested at the later Housing Consultation Event held in November 2014 and was endorsed by 90% of those attending.

Housing

2.10 Comments were made in all the Issues workshops held in April/May 2014 on the sustainability of the community and preservation and extension of amenities into the future. It was felt that the age balance in the population profile would need to be addressed as the views were that there is an aging profile and a relative lack of younger people in the area presently.

2.11 In response to the comments received relating to housing the following suggested actions were recorded:

- Selective new housing and especially an investigation into affordable housing in the right places and on the right conditions, perhaps specifically for younger people.
- Encouragement of conversion of barns/existing buildings for housing provision in the countryside.
- Sheltered housing or housing for older residents.

Community Facilities

2.12 All workshops emphasised the value of a strong sense of community, friendly people and active involvement in community activities. The importance of the existing village amenities was stressed and there was concern that some of these had been lost or were under threat, and so needed supporting and extending.

2.13 In response to these comments the following suggested actions were recorded:

- Support and encourage existing amenities i.e. churches and chapels, school, village halls, pubs, shop.
- Encourage greater involvement in existing organisations by a wider cross section, and especially greater participation by younger people.
- The main additional amenity suggested was playground/sports area/park/picnic area (in both Bolton by Bowland and Tosside)

Environment

2.14 A lot of emphasis was placed on the attractive and unspoilt natural beauty of our environment, not only in terms of scenery and wildlife but also the traditional and historical, and yet diverse character of our villages. The importance of our AONB location was recognised as well as access to the countryside for walking and cycling, or just good fresh air.

2.15 In response to these comments the following suggested actions were recorded:

- Need to include plan to preserve the natural beauty of the area
- Strict planning constraints to ensure any development preserves the traditional character of the environment, including landscape.

Transport/Roads

- 2.16 General accessibility and relatively quiet roads are valued but widespread concern was expressed about deterioration in a number of areas. The bus services in the area are poor in Tosside and non-existent in Bolton by Bowland and Holden; the traffic volume and speeds create problems; there is inadequate parking provision within Holden, and it is debatable in Tosside and Holden; and the lack of roadside footpaths in villages and roads are generally not pedestrian friendly.
- 2.17 In response to these comments the following suggested actions in relation to transport were recorded:
- Support improvements to bus services in the area.
 - Support improvements to roads to reduce the negative impacts of increased traffic volume, size and speeds.
 - Support improvements to car parking provision in villages.
 - Support improvements and creation of roadside footpaths in villages

Infrastructure/Services

- 2.18 The designated area is in an AONB in an extensive rural setting. This location comes with a significant commuting disadvantage with the main employment areas of Manchester and Leeds being between two and four-hour daily commuting times. The plan should promote and improve teleworking (home working) within the designated area by supporting the projects to improve broadband speeds available to residents.
- 2.19 In response to these comments the following suggested actions were recorded:
- Support infrastructure developments necessary to increase broadband speeds across the area.
 - Support improvements to gas and water supplies in the area.

Business Development/Tourism

- 2.20 There was support for promoting tourism and developing local businesses, including provision of facilities through conversion of old or unused buildings in appropriate ways. Action in other areas such as improving public transport, better electronic communications and sustaining pubs and shops would also encourage further business development.

Ongoing Consultation

- 2.21 Following the workshops, a newsletter was published updating the community on the progress of the Neighbourhood Plan. This is included at Appendix III

- 2.22 With regards to the concerns raised by the community, the relevant planning related issues have been taken forward in the Neighbourhood Plan, and those that are not planning related are identified at Appendix E in the Neighbourhood Plan as Parish Actions. These will be taken forward by the Parish Council.
- 2.23 Each draft of the Neighbourhood Plan built on this earlier work led by the Neighbourhood Plan Steering Group.
- 2.24 The Steering Group have been working to identify possible housing opportunities in the village of Bolton by Bowland. This work has been undertaken to increase the sustainability of the village and try to retain the services that we have. Initially two sites were identified (Sites 1 and 2 on proposals map), however further work with Bolton Hall Estate (the landowner) has identified an additional site (Site 3), which the landowner would like to see come forward for future development. A consultation event to explore these issues was held. This was attended by 63 people.
- 2.25 Of the attendees, 90% were in favour of continuation with a Neighbourhood Plan based on growth.
- 76% were in favour of Site 1
 - 59% were in favour of Site 2
 - 29% were in favour of Site 3
- 2.26 In relation to total growth over the plan period to 2028
- 43% wanted 5 or less houses.
 - 57% wanted 6 or more houses.
- 2.27 The Steering Group envisaged each site being developed for housing and an area of greenspace/amenity space.

3.0 Formal Consultation on the Bolton by Bowland and Gisburn Forest Draft Neighbourhood Development Plan - Monday 19th January 2015 until 5pm Sunday 1st March 2015.

3.1 The public consultation on the Bolton by Bowland and Gisburn Forest Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

Before submitting a plan proposal to the local planning authority, a qualifying body must—

(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area

(i) details of the proposals for a neighbourhood development plan;

(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;

(iii) details of how to make representations; and

(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;

(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and

(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.

3.2 The Bolton by Bowland and Gisburn Forest Draft Neighbourhood Plan was published for formal consultation for 6 weeks from Monday 19th January 2015 until 5pm Sunday 1st March 2015. The Screening Report for Strategic Environmental Assessment (SEA) of the Neighbourhood Plan, undertaken by Kirkwells, was also published alongside, for consultation with English Heritage, Natural England and the Environment Agency on behalf of Ribble Valley Borough Council.

3.3 The Draft Neighbourhood Plan, the SEA screening report and a copy of the Response Form were available for viewing and downloading from the Bolton by Bowland and Gisburn Forest Group Parish Online website www.tsbparish.org.uk. Consultation responses were invited using the accompanying Response Form (provided in Appendix IV) to the Parish Clerk via an email to jrdholmes@btinternet.com or by printing out and submitting to a postal address: Cathy Holmes, Clerk to Bolton by Bowland, Gisburn Forest and Sawley Parish Council, Higher Scarloom House, Holden, Lancashire. BB4 7PF. Written responses were also invited using the advertised postal address.

3.4 An e-mail or letter was sent to all Consultation Bodies, providing information about the consultation dates, and the locations where the Draft Plan and accompanying documents could be viewed and downloaded. Respondents were invited to complete the Response Form and to submit completed forms / other comments by email or by post to the Parish Clerk. A copy of the email, letter and response form is provided in Appendix IV.

- 3.5 The Steering Group (in discussion with their planning consultants) felt that a drop in event would not be the most effective way to consult with local residents in Bolton by Bowland and Gisburn Forest. Instead other methods of raising awareness and encouraging engagement were used including the following:
- Delivery of a flyer (see Appendix IV) to all households in the Parish and local businesses
 - Display of the flyer on 3 No Parish Council notice boards
- 3.6 The Parish website advised that hard copies of all the documents were available to view at the following locations:
- Village Hall – Bolton by Bowland,
 - Village Shop – Bolton by Bowland,
 - Information Centre – Bolton by Bowland,
 - St Peter & St Paul’s Church – Bolton by Bowland,
 - Community Hall – Tosside,
 - St Bartholomew’s CE Church – Tosside.
 - In addition, all Parish Councillors and Steering Group members had a copy that was available to view on request by appointment.
- 3.7 A copy of the Draft Neighbourhood Plan was submitted to Ribble Valley Borough Council.

4.0 Summary of Consultation Responses to the Draft Neighbourhood Plan

Table 1 below sets out the responses submitted to the Draft Neighbourhood Plan, together with information about how these responses have been considered by the Parish Council and have informed the amendments to the Submission Neighbourhood Plan. Table 2 sets out responses from the Consultation Bodies to the SEA Screening Report.

Table 1 Summary of Consultation Responses and Consideration of Responses, Bolton by Bowland and Gisburn Forest Draft Neighbourhood Plan.

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
1-1	Cllr Elms				Comment	Thank you for info and keeping me informed.	Comments noted	No change
2-2	Highways Agency				Comment	Having considered the draft plan, there are no comments that the Highways Agency would need to make.	Comments noted	No change
3-3	Environment Agency		5.2		Support	We support the reference to flooding as a constraint in Objective 6.	Comments noted	No change
3-4	Environment Agency		6.14 6.15 6.16 6.17		Comment	These sections discuss the proposed site allocations and flood risk. Our flood maps indicate that Sites 1 and 2 are in Flood Zone 1. As they are less than 1 hectare in size they would not require a site specific flood risk assessment (FRA) under the National Planning Policy Framework (NPPF).	Comments noted	No change
3-5	Environment Agency		6.16	BBGF1 and 2	Comment	Site 3 is wholly within Flood Zones 2 and 3. We estimate the size of the site as approximately 9500m ² of which approximately 6900 m ² is in Flood Zone 2 and the remainder in Flood Zone 3 (a map showing the Flood Zones for this site is attached). It is our opinion that as the site is greenfield then it is likely to be Flood Zone 3b, i.e. functional floodplain. The Planning Practice Guidance (PPG) to the NPPF states that housing is classed as 'more vulnerable' and	Comments noted. Following discussions with the land owner and the response of the community, the Steering Group agree to delete Site 3.	Site 3 is deleted from the housing allocations.

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						therefore incompatible development in Flood Zone 3b. We would recommend that the site boundary is redrawn to exclude Flood Zone 3b or it is specifically stated that it will be allocated as local greenspace as part of any development. Alternatively, the land owner may wish to challenge our flood maps as they are based on modelling and therefore indicative. It should also be noted that any development within 8m of the top of the river bank of Skirden Beck or Kirk Beck would require our consent as they are classified as Main River. This would only affect Site 3 of the proposed sites.		
3-6	Environment Agency			BBGF1	Comment	The proposed site in Tosside is in Flood Zone 1 and less than 1 hectare in size and therefore a FRA would not be required.	Comments noted	No change
3-7	Environment Agency			BBGF2	Comment	Phasing of New Housing Development: this Policy states under Phase 2 that a community consultation exercise will determine whether Site 2 or Site 3 is the most appropriate if further development is required. If both sites are allocated in the Neighbourhood Plan this determination may be in conflict with the Sequential Test as this requires that sites at least risk of flooding are developed first, unless there is a specific reason that Site 2 is undevelopable.	Comments noted. See also 3-5 above. Site 3 now deleted. Therefore, phasing in Policy BBGF2 is no longer required.	Policy BBGF2 deleted, renumber subsequent policies.
3-8	Environment Agency			BBGF5	Comment	We support the requirement to include Sustainable Drainage Systems in any new development.	Comments noted	No change
3-9	Environment Agency			BBGF17	Comment	Flooding: we support the intention of this Policy but feel that it is not necessary as it duplicates existing controls. Any development proposed in Flood Zones 2 or 3, including Site 3, would require a FRA which	Comments noted. Agreed to delete Policy BBGF17	Delete Policy BBGF17, renumber subsequent policies.

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						would require the measures in the Policy to be considered. In addition, applying flood resilience measures to property boundaries would effectively reduce the capacity of the floodplain in which the development was sited. This would likely result in an objection from the Environment Agency unless compensatory flood storage was provided elsewhere.		
3-10	Environment Agency			BBGF18	Support	We support this strategy as it is in conformity with Policy DME6: Water Management of the Ribble Valley Core Strategy and adds further detail to support this Policy.	Comments noted	No change
3-11	Environment Agency			BBGF19	Comment	Renewable Energy: this policy refers only to wind energy. Given the nature of the watercourses in the area, the Parish Council may wish to consider reference to hydro-electric schemes in this policy.	Comments noted. Steering Group agree to include hydro schemes in Policy BBGF19.	Policy BBGF19 Renewable Energy amended in accordance with Forest of Bowland guidance.
4-12	Architectural Liaison Officer			BBGF5	Comment	Crime and community safety are a significant consideration with regard to detrimental effect on residential amenity. Lancashire Constabulary have dedicated Architectural Liaison Officers whose role is to design out crime opportunities on new development and encourage the inclusion of Secured by Design principles to create safer communities with fewer crime risks. Natural surveillance, adequate boundary treatments to promote a sense of ownership and adequate physical security measures form part of these design principles which should be encouraged to promote safe neighbourhoods and deter crime, anti-social behaviour and nuisance.	Comments noted	No change

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						Lancashire Constabulary seek to work with Bolton-by-Bowland, Gisburn Forest & Sawley Parish Council to design out crime and nuisance risks within new development to create safer communities.		
5-13	English Heritage					Thank you for consulting English Heritage, on this occasion we have no comment to make on the application to designate a Neighbourhood Plan Area, we do not need to be consulted at future stages unless the developing plan proposes significant impacts or changes in relation to designated heritage assets or their setting that would require statutory notification to English Heritage by virtue of government notification procedures,	Comments noted	No change
6-14	Michael Dakin				Support	I have read the plan and wish to record my thanks to those concerned for all the hard work put in so far. I do think our village could do with modest expansion and the phased approach looks good.	Comments noted	No change
7-15	Richard Matthews		4.17 & 4.18		Comment	Firstly, paragraph 4.17 is ambiguous. The comment 'there is inadequate parking provision within Holden, and it is debatable in Tosside and Holden;' does not make sense. More important however is the inclusion of a parking need in Holden at all. It should be remembered that extensive consultations and surveys took place in Holden to contribute to the neighbourhood plan and these were accepted by the Steering Group as a valid contribution to the formation of the plan. The comprehensive view of Holden residents was that additional public parking was definitely not wanted since this would worsen the problem of the	Comments noted and agreed.	4.17 (now 3.17) - Remove sentence <i>"there is adequate parking provision within Holden and it is debatable in Tosside and Holden"</i> 4.18 (now 3.18) – Remove 3 rd Bullet point <i>"Support improvements to car parking provision in villages."</i>

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						<p>unwelcome increase in traffic now passing through the village. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no “wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage.” This on street parking issue connected with Holden Clough Nursery was already being dealt with by the Borough.</p> <p>If the overwhelming opinion of Holden residents is to be reflected in the plan, which I understood was indeed the objective, I would suggest that the statement that there is inadequate parking provision in Holden is deleted from Para 4.17.</p> <p>Therefore, it follows that in Para 4.18 under suggested actions, the proposal to “Support improvements to car parking provision in villages.” is far too broad and should refer to the specific villages where this need has been identified. This should certainly not include Holden</p>		Amend 4.17 (now 3.17) – As indicated in following comment amend last sentence to read “and the lack of roadside footpaths in <i>between</i> villages and roads are not generally pedestrian friendly.
7-16	Richard Matthews		6.39 & 6.40		Comment	<p>The observation in Local Evidence that there is inadequate parking provision in Holden is extremely misleading and again does not reflect the views of Holden residents who have been consulted extremely thoroughly. There is no wish to extend car parking provision in Holden as this will inevitably worsen the unwelcome increase in traffic now passing through the village. Residents are more than happy for walkers to pass through the hamlet using the existing network of paths but object strongly to the suggestion of a public parking provision which would encourage the</p>	Comments noted and agreed.	<p>Paragraph 6.39 (Now 5.3.1) - Remove sentence “<i>there is adequate parking provision within Holden and it is debateable in Tosside and Holden</i>”</p> <p>Paragraph 6.40 (Now 5.3.2) – Remove 3rd Bullet point</p>

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>use of Holden as the starting point for such walks and thus destroy the peaceful nature of the hamlet which is core to what makes it attractive in the first place. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no “wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage.” The residents’ concerns regarding on road parking connected with visitors to Holden Clough nursery are the subject of planning processes within the Borough.</p> <p>If the overwhelming opinion of the Holden residents is to be reflected in the Plan, which I understood was indeed the objective, I would request that the statement that “there is inadequate parking provision in Holden” is deleted from Para 6.39.</p> <p>Therefore, it follows that in Para 6.40 under suggested actions, the proposal to “Support improvements to car parking in villages” is far too broad and I would request that it be modified to refer to the specific villages where the residents have identified this need. This should certainly not include Holden.</p> <p>Returning to Para 6.39, I fail to see how “the lack of roadside footpaths in villages” can be addressed without ruining the character of both Holden and Bolton by Bowland. It was my understanding from the workshop notes that there was some interest in roadside footpaths between villages, but not within</p>		<p><i>“Support improvements to car parking provision in villages.”</i></p> <p>Paragraph 6.39 (Now 5.3.1) – Amend last sentence to read “and the lack of roadside footpaths in <i>between</i> villages and roads are not generally pedestrian friendly.</p>

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						the villages. If I am correct, I would request the wording be modified to read “..... of roadside footpaths in between villages.” Similarly, in Para 6.40 under suggested actions, I would request the wording be modified to read “.... of roadside footpaths in between villages.”		
7-17	Richard Matthews	52	6		Comment	The extensive consultations in Holden on the issue of roads were extremely clear that there was no wish to increase the size of the road from Copy Nook to Holden. It was strongly felt that to do so would very seriously detract from the attractive rural nature of the area. This view was expressed in the circulated notes from the Holden Meeting of 21st August which said “It was strongly agreed that widening the lane was not something that was desirable and would impact adversely on the character of Holden village.” The question of asking to have the lane widened was also put in the Holden View questionnaire and 75% were of the opinion that widening would impact adversely on the character of Holden village and the visual aspect of entry into it. Additionally, a significant number thought that widening would increase the current problem regarding excessive speed on this section of road. There is much concern about the volume and speed of traffic now using this and other roads in the village but this issue has to be addressed by other means. There are several possibilities, which have been identified, and I note that this issue has been addressed in Policy BBGF6 and F7.	Comments noted and agreed.	Appendix D - Amend paragraph 6 to read as follows: <i>“The consultation workshops indicated a strong feeling from Holden residents and other locals that the attractive dry stone walled lane from Copy Nook to Holden intended for local and farming traffic is now having to cope with vast amounts of leisure traffic either carrying bikers to Gisburn Forest or visitors to the Holden Clough restaurant, a purpose for which it was never intended and one for which it is extremely unsuitable. This has been</i>

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						<p>I would therefore suggest that the words “too small for the current traffic volumes” rather implies that widening is needed. I request that the above first paragraph be modified to read as follows: -</p> <p>The consultation workshops indicated a strong feeling from Holden residents and other locals that the attractive dry stone walled lane from Copy Nook to Holden intended for local and farming traffic is now having to cope with vast amounts of leisure traffic either carrying bikers to Gisburn Forest or visitors to the Holden Clough restaurant, a purpose for which it was never intended and one for which it is extremely unsuitable. This has been communicated to propose and discuss with the County Council possible traffic restrictions, calming and in keeping improvements to the road.</p>		<p><i>communicated to Lancashire County Council but with limited budget they are not proposing any changes. The Parish Council has adopted this issue and will continue to propose & discuss with the County Council possible improvements to the road that are appropriate to the rural area.”</i></p>
8-18	Lynne McDonough & John McDonough		4.17 & 4.18		Comment	<p>Firstly, paragraph 4.17 does not make sense. The comment ‘there is inadequate parking provision within Holden, and it is debatable in Tosside and Holden;’ What is “it” which is debateable in Tosside. However, of greater importance is that a parking need in Holden should have been included at all. Please remember that extensive consultations and surveys took place in Holden to contribute to the neighbourhood plan and these were accepted by the Steering Group as a valid contribution to the formation of the plan.</p> <p>Following these consultations and surveys the overwhelming view of Holden residents was that additional public parking was definitely not wanted</p>	See 7.15	See 7.15

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						<p>since this would worsen the problem of the unwelcome increase in traffic now passing through the village. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no “wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage.” This on street parking issue connected with Holden Clough Nursery was already being dealt with by the Borough.</p> <p>If the overwhelming opinion of Holden residents is to be reflected in the plan, which I understood was the objective in the first place, I would suggest that the statement that there is inadequate parking provision in Holden is deleted from Para 4.17.</p> <p>Therefore, it follows that in Para 4.18 under suggested actions, the proposal to “Support improvements to car parking provision in villages.” is far too broad and should refer to the specific villages where this need has been identified. This should certainly not include Holden.</p>		
8-19	Lynne McDonough and John McDonough		6.39 & 6.40		Comment	<p>The observation in Local Evidence that there is inadequate parking provision in Holden is totally misleading and does not reflect the views of Holden residents who were extensively consulted on this issue. There is no wish to extend car parking provision in Holden as this will inevitably worsen the current unsatisfactory increase in traffic flows now passing through the village. Residents are more than happy for walkers to pass through the hamlet using the existing network of paths but object strongly to the</p>	See 7.16	See 7.16

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						<p>suggestion of a public parking provision which would encourage the use of Holden as the starting point for such walks and thus destroy the peaceful nature of the hamlet which is essentially what makes it attractive in the first place. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no “wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage.” The residents’ concerns regarding on road parking connected with visitors to Holden Clough nursery are the subject of planning processes within the Borough.</p> <p>If the overwhelming opinion of the Holden residents is to be reflected in the Plan, which I understood was indeed the objective, I would request that the statement that “there is inadequate parking provision in Holden” is deleted from Para 6.39.</p> <p>Therefore, it follows that in Para 6.40 under suggested actions, the proposal to “Support improvements to car parking in villages” is far too broad and I would request that it be modified to refer to the specific villages where the residents have identified this need. This should certainly not include Holden.</p> <p>Returning to Para 6.39, I fail to see how “the lack of roadside footpaths in villages” can be addressed without ruining the character of both Holden and Bolton by Bowland. It was my understanding from the workshop notes that there was some interest in creating/improving footpaths between villages, but</p>		

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						not within the villages. This being the case, I would request the wording be modified to read “..... of roadside footpaths in between villages.” Similarly, in Para 6.40 under suggested actions, I would request the wording be modified to read “.... of roadside footpaths in between villages.”		
8-20	Lynne McDonough and John McDonough	52	6		Comment	On the contrary, the extensive consultations in Holden on the issue of roads were extremely clear. There was no wish to increase the size of the road from Copy Nook to Holden. It was strongly felt that to do so would very seriously detract from the attractive rural nature of the area. This view was expressed in the circulated notes from the Holden Meeting of 21st August which said “It was strongly agreed that widening the lane was not something that was desirable and would impact adversely on the character of Holden village.” The question of asking to have the lane widened was also put in the Holden View questionnaire and 75% were of the opinion that widening would impact adversely on the character of Holden village and the visual aspect of entry into it. Additionally, a significant number thought that widening would increase the current problem regarding excessive speed on this section of road. There is much concern about the volume and speed of traffic now using this and other roads in the village but this issue has to be addressed by other means. There are several possibilities, which have been identified, and I note that this issue has been addressed in Policy BBGF6 and F7.	See 7.17	See 7.17

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>I would suggest that the words “too small for the current traffic volumes” is rather misleading and implies that widening is needed. I request that the above first paragraph be modified to read as follows: - The consultation workshops indicated a strong feeling from Holden residents that lane from Copy Nook to Holden which was originally intended for local and farming traffic is now having to cope with vast amounts of leisure traffic either carrying bikers to Gisburn Forest or visitors to the Holden Clough restaurant. This was a purpose for which it was never intended and one for which it is extremely unsuitable. The overwhelming feeling amongst Holden residents is that some measures other than widening which would lead to a worsening of the traffic problems in Holden should be investigated. This issues needs to be addressed by other means than widening. There are several possibilities which have been identified including possible traffic restrictions/calming measures to the road and it is noted that this issue has been addressed in Policy BBGF6 and F7. This has been communicated to Lancashire County Council but with limited budget they are not proposing any changes. The Parish Council has adopted this issue and will continue to propose and discuss with the County Council possible measures to improve the road in line with the views of the overwhelming majority of the Holden residents.</p>		

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9-21	George Brookes	16	4.17 & 4.18		Comment	<p>Firstly, paragraph 4.17 is ambiguous. The comment 'there is inadequate parking provision within Holden, and it is debatable in Tosside and Holden;' does not make sense.</p> <p>More important however is the inclusion of a parking need in Holden at all.</p> <p>It should be remembered that extensive consultations and surveys took place in Holden to contribute to the neighbourhood plan and these were accepted by the Steering Group as a valid contribution to the formation of the plan.</p> <p>The comprehensive view of Holden residents was that additional public parking was definitely not wanted since this would worsen the problem of the unwelcome increase in traffic now passing through the village. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no "wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage." This on street parking issue connected with Holden Clough Nursery was already being dealt with by the Borough.</p> <p>If the overwhelming opinion of Holden residents is to be reflected in the plan, which I understood was indeed the objective, I would suggest that the statement that there is inadequate parking provision in Holden is deleted from Para 4.17.</p> <p>Therefore, it follows that in Para 4.18 under suggested actions, the proposal to "Support improvements to car parking provision in villages." is far too broad and</p>	See 7.15	See 7.15

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						should refer to the specific villages where this need has been identified. This should certainly not include Holden.		
9-22	George Brookes	29	6.39 & 6.40		Comment	<p>The observation in Local Evidence that there is inadequate parking provision in Holden is extremely misleading and again does not reflect the views of Holden residents who have been consulted extremely thoroughly. There is no wish to extend car parking provision in Holden as this will inevitably worsen the unwelcome increase in traffic now passing through the village. Residents are more than happy for walkers to pass through the hamlet using the existing network of paths but object strongly to the suggestion of a public parking provision which would encourage the use of Holden as the starting point for such walks and thus destroy the peaceful nature of the hamlet which is core to what makes it attractive in the first place. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no “wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage.” The residents’ concerns regarding on road parking connected with visitors to Holden Clough nursery are the subject of planning processes within the Borough.</p> <p>If the overwhelming opinion of the Holden residents is to be reflected in the Plan, which I understood was indeed the objective, I would request that the statement that “there is inadequate parking provision in Holden” is deleted from Para 6.39.</p>	See 7.16	See 7.16

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>Therefore, it follows that in Para 6.40 under suggested actions, the proposal to “Support improvements to car parking in villages” is far too broad and I would request that it be modified to refer to the specific villages where the residents have identified this need. This should certainly not include Holden.</p> <p>Returning to Para 6.39, I fail to see how “the lack of roadside footpaths in villages” can be addressed without ruining the character of both Holden and Bolton by Bowland. It was my understanding from the workshop notes that there was some interest in roadside footpaths between villages, but not within the villages. If I am correct, I would request the wording be modified to read “..... of roadside footpaths in between villages.”</p> <p>Similarly, in Para 6.40 under suggested actions, I would request the wording be modified to read “.... of roadside footpaths in between villages.”</p>		
9-23	George Brookes	52	6		Comment	<p>The extensive consultations in Holden on the issue of roads were extremely clear that there was no wish to increase the size of the road from Copy Nook to Holden. It was strongly felt that to do so would very seriously detract from the attractive rural nature of the area. This view was expressed in the circulated notes from the Holden Meeting of 21st August which said “It was strongly agreed that widening the lane was not something that was desirable and would impact adversely on the character of Holden village.”</p> <p>The question of asking to have the lane widened was</p>	See 7.17	See 7.17

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						<p>also put in the Holden View questionnaire and 75% were of the opinion that widening would impact adversely on the character of Holden village and the visual aspect of entry into it. Additionally, a significant number thought that widening would increase the current problem regarding excessive speed on this section of road. There is much concern about the volume and speed of traffic now using this and other roads in the village but this issue has to be addressed by other means. There are several possibilities, which have been identified, and I note that this issue has been addressed in Policy BBGF6 and F7.</p> <p>I would therefore suggest that the words “too small for the current traffic volumes” rather implies that widening is needed. I request that the above first paragraph be modified to read as follows: -</p> <p>The consultation workshops indicated a strong feeling from Holden residents and other locals that the attractive dry stone walled lane from Copy Nook to Holden intended for local and farming traffic is now having to cope with vast amounts of leisure traffic either carrying bikers to Gisburn Forest or visitors to the Holden Clough restaurant, a purpose for which it was never intended and one for which it is extremely unsuitable. This has been communicated to propose and discuss with the County Council possible traffic restrictions, calming and in keeping improvements to the road.</p>		

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10-24	Sarah Hames-Clarke	16	4.17 & 4.18		Comment	The problem isn't so much inadequate parking provision in Holden as an unacceptable level of traffic attempting to park there and therefore parking on the narrow lane (which, contrary to the signage, is a designated Quiet Lane to its end past the bridge). As representatives from RBVC have agreed, traffic using the Nursery should be parking within the Nursery curtilage. The last thing Holden wants is more parking provision which will encourage more visitors and further overflow onto already dangerously-overcrowded roads.	See 7.15	See 7.15
10-25	Sarah Hames-Clarke	29	6.39 & 6.40		Comment	The problem isn't so much inadequate parking provision in Holden as an unacceptable level of traffic attempting to park there and therefore parking on the narrow lane (which, contrary to the signage, is a designated Quiet Lane to its end past the bridge). As representatives from RBVC have agreed, traffic using the Nursery should be parking within the Nursery curtilage. The last thing Holden wants is more parking provision which will encourage more visitors and further overflow onto already dangerously-overcrowded roads.	See 7.16	See 7.16
11-26	Joel Hames-Clarke	16	4.17 & 4.18		Comment	The problem isn't so much inadequate parking provision in Holden as an unacceptable level of traffic attempting to park there and therefore parking on the narrow lane (which, contrary to the signage, is a designated Quiet Lane to its end past the bridge). As representatives from RBVC have agreed, traffic using the Nursery should be parking within the Nursery curtilage. The last thing Holden wants is more parking	See 7.15	See 7.15

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						provision which will encourage more visitors and further overflow onto already dangerously-overcrowded roads.		
11-27	Joel Hames-Clarke	29	6.39 & 6.40		Comment	The problem isn't so much inadequate parking provision in Holden as an unacceptable level of traffic attempting to park there and therefore parking on the narrow lane (which, contrary to the signage, is a designated Quiet Lane to its end past the bridge). As representatives from RBVC have agreed, traffic using the Nursery should be parking within the Nursery curtilage. The last thing Holden wants is more parking provision which will encourage more visitors and further overflow onto already dangerously-overcrowded roads.	See 7.16	See 7.16
12-28	Nicholas Hellewell	16	4.17 & 4.18		Comment	Firstly, paragraph 4.17 is ambiguous. The comment 'there is inadequate parking provision within Holden, and it is debatable in Tosside and Holden;' does not make sense. More important however is the inclusion of a parking need in Holden at all. It should be remembered that extensive consultations and surveys took place in Holden to contribute to the neighbourhood plan and these were accepted by the Steering Group as a valid contribution to the formation of the plan. The comprehensive view of Holden residents was that additional public parking was definitely not wanted since this would worsen the problem of the unwelcome increase in traffic now passing through the village. The circulated notes from the Holden Meeting of 21st August specifically refer to there	See 7.15	See 7.15

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						<p>being no “wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage.” This on street parking issue connected with Holden Clough Nursery was already being dealt with by the Borough.</p> <p>If the overwhelming opinion of Holden residents is to be reflected in the plan, which I understood was indeed the objective, I would suggest that the statement that there is inadequate parking provision in Holden is deleted from Para 4.17.</p> <p>Therefore, it follows that in Para 4.18 under suggested actions, the proposal to “Support improvements to car parking provision in villages.” is far too broad and should refer to the specific villages where this need has been identified. This should certainly not include Holden.</p>		
12-29	Nicholas Hellewell	29	6.39 & 6.40		Comment	<p>The observation in Local Evidence that there is inadequate parking provision in Holden is extremely misleading and again does not reflect the views of Holden residents who have been consulted extremely thoroughly. There is no wish to extend car parking provision in Holden as this will inevitably worsen the unwelcome increase in traffic now passing through the village. Residents are more than happy for walkers to pass through the hamlet using the existing network of paths but object strongly to the suggestion of a public parking provision which would encourage the use of Holden as the starting point for such walks and thus destroy the peaceful nature of the hamlet which is core to what makes it attractive in the first place.</p>	See 7.16	See 7.16

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>The circulated notes from the Holden Meeting of 21st August specifically refer to there being no “wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage.” The residents’ concerns regarding on road parking connected with visitors to Holden Clough nursery are the subject of planning processes within the Borough.</p> <p>If the overwhelming opinion of the Holden residents is to be reflected in the Plan, which I understood was indeed the objective, I would request that the statement that “there is inadequate parking provision in Holden” is deleted from Para 6.39.</p> <p>Therefore, it follows that in Para 6.40 under suggested actions, the proposal to “Support improvements to car parking in villages” is far too broad and I would request that it be modified to refer to the specific villages where the residents have identified this need. This should certainly not include Holden.</p> <p>Returning to Para 6.39, I fail to see how “the lack of roadside footpaths in villages” can be addressed without ruining the character of both Holden and Bolton by Bowland. It was my understanding from the workshop notes that there was some interest in roadside footpaths between villages, but not within the villages. If I am correct, I would request the wording be modified to read “..... of roadside footpaths in between villages.”</p>		

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						Similarly, in Para 6.40 under suggested actions, I would request the wording be modified to read "... of roadside footpaths in between villages."		
12-30	Nicholas Hellewell	52	6		Comment	<p>The extensive consultations in Holden on the issue of roads were extremely clear that there was no wish to increase the size of the road from Copy Nook to Holden. It was strongly felt that to do so would very seriously detract from the attractive rural nature of the area. This view was expressed in the circulated notes from the Holden Meeting of 21st August which said "It was strongly agreed that widening the lane was not something that was desirable and would impact adversely on the character of Holden village." The question of asking to have the lane widened was also put in the Holden View questionnaire and 75% were of the opinion that widening would impact adversely on the character of Holden village and the visual aspect of entry into it. Additionally, a significant number thought that widening would increase the current problem regarding excessive speed on this section of road. There is much concern about the volume and speed of traffic now using this and other roads in the village but this issue has to be addressed by other means. There are several possibilities, which have been identified, and I note that this issue has been addressed in Policy BBGF6 and F7.</p> <p>I would therefore suggest that the words "too small for the current traffic volumes" rather implies that widening is needed. I request that the above first paragraph be modified to read as follows: -</p>	See 7.17	See 7.17

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						The consultation workshops indicated a strong feeling from Holden residents and other locals that the attractive dry stone walled lane from Copy Nook to Holden intended for local and farming traffic is now having to cope with vast amounts of leisure traffic either carrying bikers to Gisburn Forest or visitors to the Holden Clough restaurant, a purpose for which it was never intended and one for which it is extremely unsuitable. This has been communicated to propose and discuss with the County Council possible traffic restrictions, calming and in keeping improvements to the road.		
13-31	Ribble Valley Borough Council				Comment	Is there a plan period for this plan, i.e. a start and an end date? BBGF2 refers to an end date of 2028.	Comments noted and agreed.	Amend front cover to have a start and an end date 2014 - 2028
13-32	Ribble Valley Borough Council		1.23		Comment	Bullet 2 - To what does the 54.3% in brackets refer?	Comments noted. Typos amended.	Amend Para 1.23 Bullet 2 to read as follows <i>"36.2% of these were employed full-time compared to 54.3% across Ribble Valley and 55.2% nationally"</i>
13-33	Ribble Valley Borough Council		4.1		Comment	The document should state that there are other parts of national planning legislation that might have a bearing in addition to NPPF and NPPG.	Comments noted. Include reference to all relevant Acts and Statutory Instruments	Amend Para 3.1 (was 4.1) Add final sentence as follows: <i>"The Neighbourhood Plan must also take account of all other relevant parts of planning legislation."</i>

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13-34	Ribble Valley Borough Council		4.2 4.3		Comment	The document should make it clearer that the Neighbourhood Plan must be in conformity with the Ribble Valley Core Strategy. While the detail is quoted within Appendix A (which is referred to in 4.4) a clear statement in either 4.2 or 4.3 of this relationship would be helpful.	Comments noted and agreed. Amend Para 4.3	Amend Paragraph 3.3 (was 4.3) to read as follows: <i>“The Bolton by Bowland and Gisburn Forest Neighbourhood Plan has been prepared “in general conformity” with the policies in the Ribble Valley Core Strategy (2008-2029).”</i>
13-35	Ribble Valley Borough Council		6.4		Comment	This contains housing requirement figures that relate to a previous version of the Core Strategy. The correct versions are now within the Adopted Core Strategy Table 4.12 Page 42 which breaks down an overall figure of houses in “Other Settlements” in a more detailed way.	Comments noted. Amend in accordance with adopted Core Strategy	Amend paragraphs 5.1.3 onwards (previously 6.4, 6.5 and 6.6) to reflect Policy DS1 in the Ribble Valley Core Strategy.
13-36	Ribble Valley Borough Council		6.7		Comment	It should be emphasised that these policies relate to Adopted Ribble Valley Core Strategy policies. This would help in reading through further sections of the plan. The three proposed housing sites all appear to be sites mentioned as Included Sites within the RVBC 2013 Strategic Housing Land Availability Assessment (SHLAA) and therefore this document should be referenced within this section.	Comments noted amend accordingly	Amend Para 5.1.7 (was 6.7) as follows: <i>“Other relevant policies in the Ribble Valley Core Strategy (2008-20280 – DMG2, DMH3, DMH4 and the Ribble Valley Strategic Housing Land Assessment (SHLAA) 2013 update.”</i>
13-37	Ribble Valley Borough Council		6.9		Comment	The reference to the (RVBC) Local Housing Needs Survey should be referenced in Appendix A as an important technical source.	Comments noted amend accordingly.	Include reference to Housing Needs Survey in Appendix A

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13-38	Ribble Valley Borough Council		6.11 & 6.12		Comment	<p>It is not clear how any information quoted as general housing need could be translated into actual housing units over the plan's period mentioned in BBGF1 and BBGF2. This is a detailed and important matter and should be set out before any consideration of actual sites is undertaken. Numbers are mentioned within Policy BBGF1 but their derivation should be made clearer here or within 6.13. These numbers would need to be justified to aid in any decisions on relevant planning applications.</p> <p>It is also important that Core Strategy policy DMG2 is adequately referred to in relation to this issue.</p>	Comments noted. Steering Group agree that paragraphs should be amended to include greater justification for future housing	<p>Paras 5.1.3 (6.11) onwards amended to take account of this point.</p> <p>RVBC Policy DMG2 included in justification.</p>
13-39	Ribble Valley Borough Council		6.12 6.13 6.14		Comment	<p>It is also unclear what criteria have been used to select the various sites mentioned and their relative sustainability. What other sites were considered? Is it dependent on SHLAA information? Also Ribble Valley Borough Council are embarking on the development of a formal land allocations Development Plan Document (DPD) and it will be important that there is significant liaison regarding any proposed allocations through the Neighbourhood Plan and through RVBC's document, which will have a series of formal consultations.</p>	Comments noted. The Ribble Valley Borough Council SHLAA update 2013 was used to select the sites	Include RVBC SHLAA selection in justification
13-40	Ribble Valley Borough Council		6.16		Comment	<p>While the various general tests that would apply to Site 3 within Flood Zone 3 are laid out it is still unclear how it could be considered sustainable as a housing site. Is this site the most sustainable solution? Are there not more sustainable sites? There also needs to be a link here to Policy BBGF19 Flooding, which appears later in the document.</p>	Comments noted – Site 3 to be deleted from plan	Site 3 to be deleted from plan

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13-41	Ribble Valley Borough Council			BBGF1	Comment	<p>Note above concerns over:</p> <ul style="list-style-type: none"> • Inclusion of Site 3 • Derivation of housing numbers in final para. <p>New Housing Development (Policy BBFG-1) Proposals map sites 1 – 3: New Housing Development (Policy BBFG-1)</p> <p>A number of the identified preferred development/housing sites appear to be adjacent or within close proximity to Designated Heritage Assets (Listed Buildings, Conservation Area, Focal Buildings). It is likely that a number of the areas designated for 'future development' or 'housing' currently play a role in the overall setting/importance and inherent value of the aforementioned assets. A detailed assessment in relation to potential impacts, opportunities/constraints should be undertaken prior to 'site allocations'. Further detailed liaison on this matter on a site by site basis with RVBC officers is recommended. This could involve the development of supplemental guidance that could address a range of important considerations such materials, boundary treatments, roofscapes etc.</p> <p>It is also noted that the Tosside settlement boundary (Map 02) does not appear to match the defined settlement boundary as carried forward by the Adopted Core Strategy.</p>	<p>Comments noted. Policy makes reference to development being in accordance with all policies in plan.</p> <p>Design policy relates to Bolton by Bowland Conservation Area management guide.</p> <p>Further detailed assessments carried out on three sites.</p> <p>Amend Tosside boundary to reflect Core Strategy boundary</p>	<p>Amend proposals maps to reflect reduced number of allocations.</p> <p>Publish further detailed assessment carried out in Appendix E.</p> <p>Amend Tosside boundary to reflect Core Strategy boundary</p>

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13-42	Ribble Valley Borough Council			BBGF2	Comment	The phasing stated in this policy may be difficult to justify, for instance in terms of development viability considerations. Does it refer to development for market housing or only local needs or both? Also it is not clear how the housing policies here relate to the Core Strategy policies and their emphasis on affordable housing. It should also be mentioned that recent changes to Planning Policy Guidance regarding Planning Obligations and associated thresholds may also have an effect on the local provision of affordable housing and whether or not it would be NPPF compliant.	Comments noted. Due to deletion of Site 3, policy BBGF2 is no longer required.	Delete Policy BBGF2 and renumber subsequent policies
13-43	Ribble Valley Borough Council		6.21		Comment	The reference to following criteria to allow conversion of existing farmstead building to housing needs clarification. Housing within the Open Countryside (i.e. outside defined settlement of Bolton by Bowland and Holden) would need to have regard to the Adopted Core Strategy Key Statement EN2 and policy DMH3.	Comments noted. Criteria checked. Requires slight amendments to ensure policy is in accordance with Policies DMH3 and EN2.	Paragraph 5.1.31 onwards and Policy BBGF3 amended accordingly to reflect RVBC Policy DMH3.
13-44	Ribble Valley Borough Council		6.22		Comment	Clarification is needed to define “exceptional circumstances “envisaged to justify new build?”	Comments noted. Amend paragraph to define exceptional circumstance in accordance with RVBC policies.	Amend paragraph 6.22 (now 5.1.27) to include “in accordance with Ribble Valley Core Strategy Policies”
13-45	Ribble Valley Borough Council		6.23 6.24		Comment	Clarification as to the intention of the plan to allow up to 6 new dwellings in each existing farmstead? If it is envisaged that there would only be 1 or 2 such	Comments noted. Amend paragraphs to take out references to numbers to	Amend paragraphs 6.23 (now 5.1.27) onwards accordingly

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						<p>developments how could this number be justified and what site criteria could be used to judge applications?</p> <p>It is noted that the recent changes to the GPDO regarding change of use of farm buildings to dwellings do not apply within the AONB are mentioned in 6.27.</p>	<p>remove any ambiguity.</p> <p>Para 6.27 re GPDO now removed.</p>	Reference to GPDO removed.
13-46	Ribble Valley Borough Council		6.28		Comment	Refers to "restrictions and criteria" that are presumably within BBGF3 or are these to be developed later?	Comments noted.	Amend Paragraph 5.1.26 (6.28) to read in RVBC Core Strategy and this Neighbourhood Plan
13-47	Ribble Valley Borough Council			BBGF3	Comment	<p>Policy BBGF3 (replacement dwellings) does not appear to take account of the possible loss of character to the AONB resulting from the demolition of traditional buildings (undesigned heritage assets).</p> <p>Also it is unclear how this policy relates to the Core Strategy policies DMH3 Dwellings in the Open Countryside and AONB and DMH4 Conversion of Barns and Other Buildings to Dwellings, with which it shares many elements. Its final criteria regarding meeting "identified local needs" would seem to limit such conversions to affordable only dwellings which may render many sites financially unviable.</p> <p>The terms 'Countryside Settlements' requires further definition as does Isolated Location (e.g. isolated from services/facilities or visually isolated).</p>	<p>Comments noted. All points noted and policy amended accordingly.</p> <p>Remove reference to identified local needs.</p>	<p>Amend Policy BBGF3 accordingly.</p> <p>Glossary to be inserted in submission version.</p>
13-48	Ribble Valley Borough Council	26			Comment	<p>Objective 2</p> <p>Further consideration is required to statutory duties at 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>	Duties in Para 16, 66 and 72 of LB & CA Act fall to the LPA.	No change

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13-49	Ribble Valley Borough Council			BBGF4	Comment	Policy BBGF4 is entitled 'Protecting Heritage Assets' but the text appears to refer to Designated Heritage Assets only. Further detailed liaison with specialist RVBC staff is recommended relating to various aspects of this policy including the implications of and definition of "preserve and enhance" and to "identified open spaces and views within the conservation area".	Comments noted. Criteria taken from Bolton by Bowland Conservation Area Management Guidelines.	Amend Policy BBGF4 now 3 to replace "preserve" with "conserve" and delete reference to views.
13-50	Ribble Valley Borough Council			BBGF5	Comment	Encouragement of conversion of barns/existing buildings for housing provision in the countryside and Policy BBGF5 'General Design Principles – We would suggest further consideration to the 'optimum viable use' of heritage assets such as, but not limited to, barns within the policy. Furthermore, we would suggest that detailed design guidance on barn conversion accompanies these proposals (and Policy BBGF12), particularly as NPPF emphasises great weight to be given to conservation of cultural heritage within AONBs and the significance of "non-designated heritage assets" which could encompass barns and other agricultural buildings. Further clarification can be sought from specialist bodies such as English Heritage, which we assume have also been consulted on this draft. Also RVBC specialist staff would be available for further liaison. Also we are uncertain as to the intended relationship of items (a) to (e) in the policy to other policies in the Core Strategy. (a) to (e) seem to be stated as the only criteria to be met before approval can be given. In the Core Strategy there are many other considerations	Comments noted and agreed Comments noted	Insert sentence into justification (Para 5.1.26) and policies BBGF2, and 10 relating to HELM Good Practice Guidance on the conversion of Traditional Farm Buildings. Amend wording of Policy BBGF5 to replace "permitted" with "supported" and list all criteria together.

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						that may come into play in relation to an application e.g. DMG1 and DMG2. Whilst these policies are mentioned in the Technical Evidence section the exact relationship needs more clarity.		
13-51	Ribble Valley Borough Council	29			Comment	Objective 3 Technical evidence section should refer to Core Strategy Key Statement DMI1 Planning Obligations. This specifically relates to Bowland Plan policy BBGF7.	Comments noted. Amend paragraph	Paragraph 5.3.4 and 5.3.5 amended accordingly
13-52	Ribble Valley Borough Council			BBGF6	Comment	We are uncertain as to which planning body this policy is directed toward. We are also uncertain as to whether this is a policy as such but rather a statement of support for other, unstated, bodies' plans and road safety and traffic management? We are also uncertain as to how this could be applied to an application put to us. Are there particular traffic management projects that this statement is referring to?	Comments noted. Delete policy as this is covered in BBGF7	Delete policy BBGF6
13-53	Ribble Valley Borough Council			BBGF7	Comment	As mentioned above Core Strategy Key Statement DMI1 Obligations sets out the Council's priorities in seeking Planning Obligations and these include "Improvements in highway safety". Also within Core Strategy Chapter 8, which contains the above Key Statement, "Transport" is mentioned as an item for obligations negotiation. Possibly there could be a better link to Appendix D item 6 here which sets out the Parish's intentions on local bus services as a Parish Action outside the neighbourhood plan. This relates to the last bullet in the policy.	See 13.51.	See 13-51 Policy amended to refer to Appendix D

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13-54	Ribble Valley Borough Council			BBGF8	Comment	We are uncertain as to the exact meaning of the final sentence of the policy – further detail would help here on the types of connection intended and also the meaning of “other communications networks”.	Comments noted.	Policy amended to delete “and other communication networks”
13-55	Ribble Valley Borough Council			BBGF10	Comment	Item A includes concepts such as “significant periods of time” without defining them. Core strategy policy DMB1 contains a minimum period of marketing. We also have concerns as to how Item B could actually be enforced should any particular site become economically unviable and be used for another purpose. As such it may conflict with DMB1.	Comments noted	Amend Policy in line with Policy DMB1 (six months Delete criteria B Make reference to DMB1
13-56	Ribble Valley Borough Council			BBGF11	Comment	The development of land for a potentially wide variety of employment uses could involve many considerations that go beyond the four elements mentioned in the policy. To aid clarity the relationship of these points to the various relevant Core Strategy policies such as DMB1 would help. It is important that there is no unnecessary duplication of Neighbourhood Plan policies and Core Strategy adopted policies.	Comments noted.	Criteria amended to include “all other relevant policies of this plan and the Ribble Valley Core Strategy.”
13-57	Ribble Valley Borough Council			BBGF13	Comment	Bullet 2 seems to state that tourism development can only be located within a converted building and therefore may conflict with Core Strategy policy DMB3. In general this policy seems to us to limit the nature of tourism development. Bullet 1 may also conflict with the same policy. Also what does the word “accommodation” specifically mean in this context? Second paragraph, all bullets points should end with ‘; and’	Comments noted.	Amend tourism proposals to be in accordance with RVBC criteria. Leave second part in re change of use and amend accordingly

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13-58	Ribble Valley Borough Council			BBGF14	Comment	<p>In referring to NPPF paras 76 and 77 is it the intention of the Plan to designate the list of spaces as “Local Green Spaces”? If so does it follow Planning Policy Guidance on the subject, for instance have local landowners been specifically consulted on these proposed designations? Also, if such designation is proposed, it would seem that BBGF14 is effectively a list of spaces, or a type of allocation and not a specific policy as such.</p> <p>The intention to designate is made clearer in Appendix D as a Parish Action. The link to this Appendix, or perhaps some of its text would be more usefully placed as explanation of this policy.</p> <p>Site 03 may potentially adversely affect the sense of ‘openness’ of 2. Stocks Green.</p>	<p>Comments noted. A Neighbourhood Plan is the place for local green spaces to be designated and protected.</p> <p>Include part of Appendix D as justification</p> <p>Site 3 deleted from plan</p>	Amend Policy and table accordingly
13-59	Ribble Valley Borough Council			BBGF15	Comment	<p>There may be some contradiction between this policy and Core Strategy Key Statement EC2 which states that</p> <p>“Proposals that have an adverse impact on existing community facilities would only be permitted as an exception where the proposed development would bring defined and demonstrable benefits”.</p> <p>Also it may be difficult to insist on the provision of an alternative site that item a) appears to state.</p> <p>However, it may be worth investigating further as a possible mitigation measure for the loss of a facility.</p>	Comments noted.	Amend policy to bring in line with Policy EC2 of the Core Strategy.
13-60	Ribble Valley Borough Council	37			Comment	<p>Objective 6 – Natural Environment</p> <p>Add Core Strategy policy DME6 Water Management to the list of relevant policies in the Technical Evidence section.</p>	Comments noted.	Amend accordingly

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						Also it is suggested that the Forest of Bowland AONB Renewable Energy Position Statement be referred to in this section. Also reference should be made to national planning policy guidance (NPPG) on Flood Risk, in particular the sequential and exceptions tests for development within Flood Zones 2 and 3.		Amend accordingly. Policy relating to flood risk deleted (see Environment Agency comments above)
13-61	Ribble Valley Borough Council			BBGF16	Comment	Bullet 3 refers to "Protecting important views" – where are these defined or what criteria will be used to define them? Are they those defined within the Landscape Character Assessment documents referred to within the technical Evidence?	Comments noted. No important views identified in plan. Delete bullet	Delete bullet point refereeing to important views
13-62	Ribble Valley Borough Council			BBGF17	Comment	Fuller reference should be made here to Planning Policy Guidance on flood risk, especially as in earlier parts of the document it was suggested that there are potential housing sites within Flood Zone 3 (see section 6 above). While The Sequential and Exceptions tests are mentioned in Section 6 (6.13) as background information they should be also brought into this policy in some detail. It is assumed that the Environment Agency, the lead flood risk advice body may well have more detailed comments to make on this policy. There may also be issues relating to the effect on visual impact of raising land levels. Further dialogue with RVBC is recommended.	Comments noted. Policy BBGF17 to be deleted – see Environment Agency comment 3-9	Policy BBGF17 deleted
13-63	Ribble Valley Borough Council			BBGF19	Comment	This policy should be reviewed in relation to the AONB Position Statement mentioned above.	Comments noted. Amend as per Environment Agency comments (3 -11) and Forest of	Amend policy accordingly

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							Bowland AONB comment (20-94) to include hydro electric	
13-64	Ribble Valley Borough Council	44			Comment	Appendix A - Should contain reference to the RVBC Local Housing Needs document as an important technical source (see also 6.9 above).	Comments noted. Include Housing Needs Survey in Appendix A	Amend Appendix A
14-65	Diane Matthews	16	4.17 & 4.18		Comment	<p>Firstly, paragraph 4.17 is ambiguous. The comment 'There is inadequate parking provision within Holden, and it is debatable in Tosside and Holden;' does not make sense.</p> <p>More important however is the inclusion of a parking need in Holden at all.</p> <p>It should be remembered that extensive consultations and surveys took place in Holden to contribute to the neighbourhood plan and these were accepted by the Steering Group as a valid contribution to the formation of the plan.</p> <p>The comprehensive view of Holden residents was that additional public parking was definitely not wanted since this would worsen the problem of the unwelcome increase in traffic now passing through the village. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no "wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage." This on street parking issue connected with Holden Clough Nursery was already being dealt with by the Borough.</p>	See 7.15	See 7.15

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						<p>If the overwhelming opinion of Holden residents is to be reflected in the plan, which I understood was indeed the objective, I would suggest that the statement that there is inadequate parking provision in Holden is deleted from Para 4.17.</p> <p>Therefore, it follows that in Para 4.18 under suggested actions, the proposal to "Support improvements to car parking provision in villages." is far too broad and should refer to the specific villages where this need has been identified. This should certainly not include Holden.</p>		
14-66	Diane Matthews	29	6.39 & 6.40		Comment	<p>The observation in Local Evidence that there is inadequate parking provision in Holden is extremely misleading and again does not reflect the views of Holden residents who have been consulted extremely thoroughly. There is no wish to extend car parking provision in Holden as this will inevitably worsen the unwelcome increase in traffic now passing through the village. Residents are more than happy for walkers to pass through the hamlet using the existing network of paths but object strongly to the suggestion of a public parking provision which would encourage the use of Holden as the starting point for such walks and thus destroy the peaceful nature of the hamlet which is core to what makes it attractive in the first place. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no "wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage." The residents' concerns regarding</p>	See 7.16	See 7.16

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						<p>on road parking connected with visitors to Holden Clough nursery are the subject of planning processes within the Borough.</p> <p>If the overwhelming opinion of the Holden residents is to be reflected in the Plan, which I understood was indeed the objective, I would request that the statement that “there is inadequate parking provision in Holden” is deleted from Para 6.39.</p> <p>Therefore, it follows that in Para 6.40 under suggested actions, the proposal to “Support improvements to car parking in villages” is far too broad and I would request that it be modified to refer to the specific villages where the residents have identified this need. This should certainly not include Holden.</p> <p>Returning to Para 6.39, I fail to see how “the lack of roadside footpaths in villages” can be addressed without ruining the character of both Holden and Bolton by Bowland. It was my understanding from the workshop notes that there was some interest in roadside footpaths between villages, but not within the villages. If I am correct, I would request the wording be modified to read “..... of roadside footpaths in between villages.”</p> <p>Similarly, in Para 6.40 under suggested actions, I would request the wording be modified to read “.... of roadside footpaths in between villages.”</p>		
14-67	Diane Matthews	52	6		Comment	The extensive consultations in Holden on the issue of roads were extremely clear that there was no wish to increase the size of the road from Copy Nook to	See 7.17	See 7.17

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						<p>Holden. It was strongly felt that to do so would very seriously detract from the attractive rural nature of the area. This view was expressed in the circulated notes from the Holden Meeting of 21st August which said "It was strongly agreed that widening the lane was not something that was desirable and would impact adversely on the character of Holden village." The question of asking to have the lane widened was also put in the Holden View questionnaire and 75% were of the opinion that widening would impact adversely on the character of Holden village and the visual aspect of entry into it. Additionally, a significant number thought that widening would increase the current problem regarding excessive speed on this section of road. There is much concern about the volume and speed of traffic now using this and other roads in the village but this issue has to be addressed by other means. There are several possibilities, which have been identified, and I note that this issue has been addressed in Policy BBGF6 and F7.</p> <p>I would therefore suggest that the words "too small for the current traffic volumes" rather implies that widening is needed. I request that the above first paragraph be modified to read as follows: -</p> <p>The consultation workshops indicated a strong feeling from Holden residents and other locals that the attractive dry stone walled lane from Copy Nook to Holden intended for local and farming traffic is now having to cope with vast amounts of leisure traffic either carrying bikers to Gisburn Forest or visitors to</p>		

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						the Holden Clough restaurant, a purpose for which it was never intended and one for which it is extremely unsuitable. This has been communicated to propose and discuss with the County Council possible traffic restrictions, calming and in keeping improvements to the road.		
15-68	Lancashire County Council	23	6.17		Comment	Lancashire County Council (LCC) is responsible for planning the provision of school places. Consideration is given to the influences on local population change, including the birth rate, inward and outward migration and the location of new and proposed housing developments. The reduction in capital funding, being made available to LCC, means that the need to seek contributions from housing developers, where the development is expected to impact upon school places, may increase. LCC measures the impact of each development on the surrounding schools, where the expected number of pupils from the new development exceeds the available places in local schools, a contribution towards the expansion of an existing school or the building of a new school, may be sought. An additional issue for LCC is the lack of suitable sites for the provision of additional school places. LCC will work closely with the local planning authority to identify suitable sites through the site allocation process. Whilst the growth in pupils is currently impacting on the primary school sector, this growth will move into the secondary sector.	Comments noted	No change

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15-69	Lancashire County Council			BBGF5	Support	The Lead Local Flood Authority is pleased to see the inclusion of the following policy in relation to flood risk in the Bolton with Bowland and Gisburn Forest Draft Neighbourhood Plan: <ul style="list-style-type: none"> Policy BBGF5 General Design Principles H) Use of Sustainable Drainage Systems 	Comments noted	No Change
15-70	Lancashire County Council			BBGF17	Support	The Lead Local Flood Authority is pleased to see the inclusion of the following policy in relation to flood risk in the Bolton with Bowland and Gisburn Forest Draft Neighbourhood Plan: <ul style="list-style-type: none"> Policy BBGF17 Flooding 	Comments noted	No Change
15-71	Lancashire County Council			BBGF18	Support	The Lead Local Flood Authority is pleased to see the inclusion of the following policy in relation to flood risk in the Bolton with Bowland and Gisburn Forest Draft Neighbourhood Plan: <ul style="list-style-type: none"> Policy BBGF18 Water Management and Surface Water Run-off 	Comments noted	No Change
15-72	Lancashire County Council				Comment	Local sources of flooding and sustainable drainage systems are reflected within the Bolton with Bowland and Gisburn Forest Draft Neighbourhood Plan. It is considered that the policies contained within the Bolton with Bowland and Gisburn Forest Draft Neighbourhood Plan are in general conformity with National Planning Policy Framework (NPPF) (Core Planning Principles Section 17) and the Planning Practice Guidance as well as the Ribble Valley Core Strategy 2008 – 2028 (Key Statement EN3: Sustainable Development and Climate Change and Policy DME6: Water Management).	Comments noted	No change

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16-73	Coal Authority					As you will be aware the proposed neighbourhood area is outside of the defined coalfield and therefore The Coal Authority has no specific comments to make on the Neighbourhood Plan.	Comments noted	No change
17-74	Tosside Community Link				Support	<p>I am writing on behalf of the 13 local residents who are the elected Trustees of Tosside Community Link (TCL), a charity that provides a framework for all local voluntary groups to work together for the benefit of the community. It provides a venue, the community hall, for the operation of events and services for the community.</p> <p>TCL fully support the current initiatives in Tosside i.e.</p> <p>a) The application for the funding of a study into the possibility of a district heating system using biomass or ground source heat pumps and some form of electricity generation for the benefit of the community.</p> <p>b) The feasibility study that is being undertaken to find a way to use Church Acre for the benefit of the community. A community-led mixed development of homes would help satisfy local needs for housing and also help to regenerate Tosside.</p> <p>We are very clear that the Neighbourhood Plan is extremely important in obtaining widespread support for the implementation of these projects, particularly for Church Acre. A number of recent local meetings have demonstrated this support. Accordingly, we have worked with Tosside Parochial Church Council (PCC), who own Church Acre and have agreed that both</p>	Comments noted	No change

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						organisations would like the following changes made to the draft Neighbourhood Plan (NP): -		
17-75	Tosside Community Link	16	4.19		Comment	This para does not help to sell houses although we can see why you are making the point to get broadband. According to AA Route Planner the longest time for a journey to Leeds or Manchester is 1hr 22minutes so doubling this it is under 3 hours not 2-4 hours. Could this para be reworded to exclude this reference, preferably by deleting the sentence "This location comescommuting times".	Comments noted amend paragraph	Paragraph 4.19 (now 3.19) amended to remove "of Manchester and Leeds being between two and four hours daily commuting times"
17-76	Tosside Community Link	22	6.18 new para		Comment	(this means all following para numbers need to be changed) - Similar paragraphs to Bolton by Bowland on consultation meetings (see 6.12 to 6.17) should be introduced regarding Tosside. Our suggestion is to insert prior to Policy BBGF1 the following: - "para 6.18 - A possible housing site has been identified in Tosside which could be used to satisfy local housing needs and with the appropriate mix of affordable and open market homes could regenerate the village. A consultation event was held to discuss the idea of a community led development of this site which is known as Church Acre and to see whether the community supported this development. The meeting was attended by 40 people and there was overwhelming support for this development."	Comments noted. Include new Para 6.18 & 6.19	Insert new paragraphs (now 5.1.22 and 5.1.23) as follows: "In the case of future housing development in Tosside, a possible site has been identified which could be used to satisfy local housing needs, and with the appropriate mix of affordable and open market homes could regenerate the village." "A consultation event was held to discuss the idea of a community-led development of this site which is known as Church

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								Acre, and to see whether the community supported this development. The meeting was attended by 40 residents, and there was overwhelming support from the community.”
17-77	Tosside Community Link	22		BBGF1	Comment	Change last sentence to read “Development in Tosside on the preferred site will be limited to a reasonable density consistent with making the project viable as a community led project”. (I.e. We do not want to limit the number at this stage. Previous plans of 12 dwellings did not use all of the available land)	Comment noted.	Amend final sentence of Policy BBGF1 as follows: <i>“Development in Tosside will be supported for up to 12 dwellings of an appropriate density consistent with the context of the surrounding area.”</i>
17-78	Tosside Community Link	35	6.53		Comment	We suggest that the last sentence should read “The main additional amenity suggested was playground/sports area/park/picnic area in Bolton by Bowland.” The key actions from the Tosside workshop included “build small park/playground” and in the Miracle Box under community facilities “playground, outdoor sports area and allotments”. No-one raised this point at the latest consultation meeting and as it could impinge on the viability of the development of Church Acre, which is the main priority, we would prefer the reference to Tosside be excluded. During further consultations with the community we will be	Comments noted.	Amend paragraph 6.53 (now 5.5.2) to remove reference at the end of third bullet to Bolton by Bowland and Tosside.

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						able to judge the strength of opinion for these facilities and consider whether the Plantation Woodland or some part of Church Acre should be used.		
17-79	Tosside Community Link	39	6.63		Comment	The study, which is supported by Tosside residents, may recommend the installation of wind turbines and/or solar PV arrays. The electricity generated could be sold to an energy supplier so that the community benefits from this sale in terms of cash not necessarily electricity. If this is agreed a new business could be set up to run it but business is not mentioned in the current NP. We suggest 6.63 should read "This Neighbourhood Plan supports and encourages the installation of all forms of micro and small renewable energy systems to generate heat and power, subject to any new building being cited in the landscape in a sensitive and appropriate manner" If you feel that micro and small needs to be defined we suggest you use the wording in the Forest of Bowland AONB position statement dated April 2011 para 3.2.	Comments noted.	Policy BBGF19 amended to include micro hydropower as detailed in Forest of Bowland AONB position statement.
17-80	Tosside Community Link	40	6.64		Comment	we suggest this is deleted as it is covered in 6.63 above but the following could be inserted in its place "Collective action to reduce, purchase and manage energy is supported to both save money and reduce our carbon footprint"	Comments noted.	Amend paragraph 6.64 (now 5.6.11) to read "Collective action to reduce, purchase and manage energy is supported to both save money and reduce our carbon footprint"

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17-81	Tosside Community Link	40		BBGF19	Comment	Renewable Energy. As written it only addresses wind energy and is in line with the FOB position statement para 4.4 We suggest that as far as Tosside is concerned we do not expect to be installing hydro or anaerobic digestion systems in the area but the other items in the AONB position statement should be included. Alternatively, a much shorter policy could be written repeating what has been suggested above in 6.63 and 6.64.	Comments noted. Policy amended in line with RVBC and EA comments.	Policy BBGF19 amended
17-82	Tosside Community Link	42	Map 2			As drawn, we are very happy with the settlement boundary as it includes Church Acre. However, our understanding is that Church Acre is not within the current settlement boundary. In order that planning permission for homes on Church Acre may more easily be obtained we would like some reference made to extending the settlement boundary to include Church Acre somewhere in the NP. Our suggestion is to insert, perhaps as a new para 6.20 after our suggested new para 6.19, "The settlement boundary for Tosside should be extended to include the area marked in red in Map 2. "We understand that Bolton by Bowland would also like to extend their settlement boundary and may also want this kind of statement. b) Page 42 Map 2 – This shows the Settlement Boundary including Church Acre but excluding the part of the settlement in Craven so we believe the boundary shown is incorrect. This might be by design but using red for the boundary and red for the new housing site is far from clear so we suggest the settlement boundary should be marked in a	Comments noted. Tosside settlement boundary to be amended and housing allocation included outside the boundary in line with RVBC comments	Settlement Boundaries on Maps amended.

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						<p>contrasting colour. This could be described on Map 2 as “Current Settlement Boundary” to fit in with the note in 8a) above</p> <p>c) Page 42 Map 2 – This should be revised to extend the red colour which defines the housing site to include the almost triangular piece of land which is above the Old School House.</p>		
18-83	Lisette Bradshaw	16	4.17 & 4.18		Comment	<p>Firstly, paragraph 4.17 is ambiguous. The comment ‘There is inadequate parking provision within Holden, and it is debatable in Tosside and Holden;’ does not make sense. More important however is the inclusion of a parking need in Holden at all.</p> <p>It should be remembered that extensive consultations and surveys took place in Holden to contribute to the neighbourhood plan and these were accepted by the Steering Group as a valid contribution to the formation of the plan.</p> <p>The comprehensive view of Holden residents was that additional public parking was definitely not wanted since this would worsen the problem of the unwelcome increase in traffic now passing through the village. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no “wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage.” This on street parking issue connected with Holden Clough Nursery was already being dealt with by the Borough.</p> <p>If the overwhelming opinion of Holden residents is to be reflected in the plan, which I understood was</p>	See 7.15	See 7.15

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						indeed the objective, I would suggest that the statement that there is inadequate parking provision in Holden is deleted from Para 4.17. Therefore, it follows that in Para 4.18 under suggested actions, the proposal to "Support improvements to car parking provision in villages." is far too broad and should refer to the specific villages where this need has been identified. This should certainly not include Holden.		
18-84	Lisette Bradshaw	29	6.39 & 6.40			The observation in Local Evidence that there is inadequate parking provision in Holden is extremely misleading and again does not reflect the views of Holden residents who have been consulted extremely thoroughly. There is no wish to extend car parking provision in Holden as this will inevitably worsen the unwelcome increase in traffic now passing through the village. Residents are more than happy for walkers to pass through the hamlet using the existing network of paths but object strongly to the suggestion of a public parking provision which would encourage the use of Holden as the starting point for such walks and thus destroy the peaceful nature of the hamlet which is core to what makes it attractive in the first place. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no "wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage." The residents' concerns regarding on road parking connected with visitors to Holden	See 7.16	See 7.16

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						<p>Clough nursery are the subject of planning processes within the Borough.</p> <p>If the overwhelming opinion of the Holden residents is to be reflected in the Plan, which I understood was indeed the objective, I would request that the statement that “there is inadequate parking provision in Holden” is deleted from Para 6.39.</p> <p>Therefore, it follows that in Para 6.40 under suggested actions, the proposal to “Support improvements to car parking in villages” is far too broad and I would request that it be modified to refer to the specific villages where the residents have identified this need. This should certainly not include Holden.</p> <p>Returning to Para 6.39, I fail to see how “the lack of roadside footpaths in villages” can be addressed without ruining the character of both Holden and Bolton by Bowland. It was my understanding from the workshop notes that there was some interest in roadside footpaths between villages, but not within the villages. If I am correct, I would request the wording be modified to read “..... of roadside footpaths in between villages.”</p> <p>Similarly, in Para 6.40 under suggested actions, I would request the wording be modified to read “.... of roadside footpaths in between villages.”</p>		
18-85	Lisette Bradshaw	52	6			The extensive consultations in Holden on the issue of roads were extremely clear that there was no wish to increase the size of the road from Copy Nook to Holden. It was strongly felt that to do so would very seriously detract from the attractive rural nature of	See 7.17	See 7.17

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						<p>the area. This view was expressed in the circulated notes from the Holden Meeting of 21st August which said "It was strongly agreed that widening the lane was not something that was desirable and would impact adversely on the character of Holden village." The question of asking to have the lane widened was also put in the Holden View questionnaire and 75% were of the opinion that widening would impact adversely on the character of Holden village and the visual aspect of entry into it. Additionally, a significant number thought that widening would increase the current problem regarding excessive speed on this section of road. There is much concern about the volume and speed of traffic now using this and other roads in the village but this issue has to be addressed by other means. There are several possibilities, which have been identified, and I note that this issue has been addressed in Policy BBGF6 and F7.</p> <p>I would therefore suggest that the words "too small for the current traffic volumes" rather implies that widening is needed. I request that the above first paragraph be modified to read as follows: -</p> <p>The consultation workshops indicated a strong feeling from Holden residents and other locals that the attractive dry stone walled lane from Copy Nook to Holden intended for local and farming traffic is now having to cope with vast amounts of leisure traffic either carrying bikers to Gisburn Forest or visitors to the Holden Clough restaurant, a purpose for which it</p>		

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						was never intended and one for which it is extremely unsuitable. This has been communicated to propose and discuss with the County Council possible traffic restrictions, calming and in keeping improvements to the road.		
19-86	United Utilities				Comment	We have reviewed your consultation documents and have no comments to make at this stage, but wish to be included in further consultations and where necessary, the development of your future growth plans and supporting policies, to ensure we can facilitate the delivery of the necessary sustainable infrastructure in line with your delivery targets, whilst safeguarding our service to customers.	Comments noted	No change
20-87	Forest of Bowland AONB		4.21		Comment	Suggest minor amendment of paragraph to: "There was support for promoting tourism and developing local businesses, including through the conversion of old or unused building, where it conserves and enhances local landscape character. "	Comments noted. Amend accordingly	Amend paragraph 4.21 (now 3.21) to read "There was support for promoting tourism and developing local businesses, including through conversion of old or unused buildings in appropriate ways, <i>where it preserves and enhances local landscape character.</i> "
20-88	Forest of Bowland AONB		6.25		Comment	Suggest replacement of paragraph to: "The Forest of Bowland AONB Partnership recognises the need to maintain resilient and sustainable communities within the area. Sensitive re-use or conversion of a group of buildings in a more isolated	Comments noted. Amend accordingly	Paragraph 6.25 (now 5.1.30) replaced as proposed.

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						<p>location (such as a farmstead) could be supported by the AONB, particularly where a development would help retain an important building or feature within the landscape and/or conserve and enhance landscape character."</p> <p>Policy wording for Policy 3 may need to be amended to reflect the above?</p>		
20-89	Forest of Bowland AONB			BBGF5	Comment	<p>The designated area of Bolton by Bowland and Gisburn Forest has a distinctive local landscape character.... In seeking to conserve and enhance the character and unique identity of the area, all development will take account of the following:</p>	Comments noted. Amend accordingly	Policy BBGF5 amended as proposed.
20-90	Forest of Bowland AONB			BBGF7	Comment	<p>In looking to implement highway improvement schemes and traffic calming measures within the designated area, the AONB would recommend these schemes avoid creating a "suburbanising" effect on the character of the villages and wider countryside (e.g. proliferation of painted lines, kerbing, signage clutter, speed humps etc.). A stated intention in this policy "to ensure schemes will conserve and enhance landscape character of the designated area" would be welcomed.</p> <p>Northumberland Coast AONB has assisted the community in Bamburgh to address traffic calming and parking issues whilst avoiding the above effects. I can get details of this project if this would be of interest to the Parish Council.</p>	Comments noted. Include statement in policy BBGF7	<p>Policy BBGF7 amended to include proposed statement as follows:</p> <p>"to ensure schemes will conserve and enhance landscape character of the designated area"</p>

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20-91	Forest of Bowland AONB			BBGF8	Comment	Suggest minor amendments to wording as below: The development of new high-speed broadband and mobile infrastructure to serve the Parish will be supported, where it is sympathetically designed and significant landscape and visual effects have been adequately mitigated.	Comments noted. Amend Policy	Amend Policy BBGF8 as proposed.
20-92	Forest of Bowland AONB			BBGF9	Comment	Suggest minor amendments to wording as below: "Linkages to wildlife corridors and actions to promote biodiversity conservation along routes to support local biodiversity objectives..."	Comments noted. Amend Policy	Amend Policy BBGF9 as proposed.
20-93	Forest of Bowland AONB			BBGF16	Comment	Suggest minor amendments to wording as below: "Using appropriate local building materials, which respect the building vernacular of existing settlements."	Comments noted. Amend Policy	Amend Policy BBGF16 as proposed.
20-94	Forest of Bowland AONB			BBGF19	Comment	A reference to the Forest of Bowland AONB Renewable Energy Position Statement 2011 would be welcomed somewhere in this section.	Comments noted.	Amend section to include reference to Forest of Bowland AONB Renewable Energy Position Statement 2011
21-95	Jeremy Holmes	16	4.17 & 4.18		Comment	Firstly, paragraph 4.17 is ambiguous. The comment 'there is inadequate parking provision within Holden, and it is debatable in Tosside and Holden;' does not make sense. More important however is the inclusion of a parking need in Holden at all. It should be remembered that extensive consultations and surveys took place in Holden to contribute to the neighbourhood plan and these were accepted by the Steering Group as a valid contribution to the formation of the plan.	See 7.15	See 7.15

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						<p>The comprehensive view of Holden residents was that additional public parking was definitely not wanted since this would worsen the problem of the unwelcome increase in traffic now passing through the village. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no “wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage.” This on street parking issue connected with Holden Clough Nursery was already being dealt with by the Borough.</p> <p>If the overwhelming opinion of Holden residents is to be reflected in the plan, which I understood was indeed the objective, I would suggest that the statement that there is inadequate parking provision in Holden is deleted from Para 4.17.</p> <p>Therefore, it follows that in Para 4.18 under suggested actions, the proposal to “Support improvements to car parking provision in villages.” is far too broad and should refer to the specific villages where this need has been identified. This should certainly not include Holden</p>		
21-96	Jeremy Holmes	29	6.39 & 6.40		Comment	<p>The observation in Local Evidence that there is inadequate parking provision in Holden is extremely misleading and again does not reflect the views of Holden residents who have been consulted extremely thoroughly. There is no wish to extend car parking provision in Holden as this will inevitably worsen the unwelcome increase in traffic now passing through the village. Residents are more than happy for walkers</p>	See 7.16	See 7.16

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>to pass through the hamlet using the existing network of paths but object strongly to the suggestion of a public parking provision which would encourage the use of Holden as the starting point for such walks and thus destroy the peaceful nature of the hamlet which is core to what makes it attractive in the first place. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no “wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage.” The residents’ concerns regarding on road parking connected with visitors to Holden Clough nursery are the subject of planning processes within the Borough.</p> <p>If the overwhelming opinion of the Holden residents is to be reflected in the Plan, which I understood was indeed the objective, I would request that the statement that “there is inadequate parking provision in Holden” is deleted from Para 6.39.</p> <p>Therefore, it follows that in Para 6.40 under suggested actions, the proposal to “Support improvements to car parking in villages” is far too broad and I would request that it be modified to refer to the specific villages where the residents have identified this need. This should certainly not include Holden.</p> <p>Returning to Para 6.39, I fail to see how “the lack of roadside footpaths in villages” can be addressed without ruining the character of both Holden and Bolton by Bowland. It was my understanding from the</p>		

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						workshop notes that there was some interest in roadside footpaths between villages, but not within the villages. If I am correct, I would request the wording be modified to read “..... of roadside footpaths in between villages.” Similarly, in Para 6.40 under suggested actions, I would request the wording be modified to read “.... of roadside footpaths in between villages.”		
21-97	Jeremy Holmes	52	6			The extensive consultations in Holden on the issue of roads were extremely clear that there was no wish to increase the size of the road from Copy Nook to Holden. It was strongly felt that to do so would very seriously detract from the attractive rural nature of the area. This view was expressed in the circulated notes from the Holden Meeting of 21st August which said “It was strongly agreed that widening the lane was not something that was desirable and would impact adversely on the character of Holden village.” The question of asking to have the lane widened was also put in the Holden View questionnaire and 75% were of the opinion that widening would impact adversely on the character of Holden village and the visual aspect of entry into it. Additionally, a significant number thought that widening would increase the current problem regarding excessive speed on this section of road. There is much concern about the volume and speed of traffic now using this and other roads in the village but this issue has to be addressed by other means. There are several possibilities, which	See 7.17	See 7.17

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						<p>have been identified, and I note that this issue has been addressed in Policy BBGF6 and F7.</p> <p>I would therefore suggest that the words “too small for the current traffic volumes” rather implies that widening is needed. I request that the above first paragraph be modified to read as follows: -</p> <p>The consultation workshops indicated a strong feeling from Holden residents and other locals that the attractive dry stone walled lane from Copy Nook to Holden intended for local and farming traffic is now having to cope with vast amounts of leisure traffic either carrying bikers to Gisburn Forest or visitors to the Holden Clough restaurant, a purpose for which it was never intended and one for which it is extremely unsuitable. This has been communicated to propose and discuss with the County Council possible traffic restrictions, calming and in keeping improvements to the road.</p>		
22-98	Johnathan Dickinson	21	6.14		Comment	<p>The proposal to develop site 3 is opposed by a large majority of residents. In those circumstances it beggars belief that it has been included in a ‘neighbourhood’ plan. The creators of the plan appear to have disregarded the wishes of the community and bowed to pressures exerted by the landowner. The plan doesn’t explain why site 3’s inclusion is justified despite it being contrary to the wishes of the majority. Site 3 is in the heart of the village, adjacent to the historical village green. It is rich in wildlife and home to a variety of species. Any development of site 3</p>	<p>Comments noted. Site 3 to be deleted from Plan</p>	<p>Site 3 to be deleted from Plan</p>

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						would result in a blot on a beautiful landscape and do irreparable damage to our largely unspoilt village. If the purpose of a neighbourhood plan is to give residents a meaningful say in planning decisions which affect them, this plan purports to ignore the community's local knowledge and understanding of its own needs. Preferring instead to reflect the demands of a landowner who wouldn't be able to get permission for development of site 3 under any other circumstances. In our view the deal struck with the landowner renders the plan lacking in credibility and integrity. We will not be supporting this plan in the referendum. The decision of the residents of the Sawley ward to opt out of inclusion in the plan seems, with hindsight, to have been sensible. Anyone in favour of this plan is voting for a pointless and lasting destruction of the natural environment.		
23-99	Michael Heyworth	23	6.17	BBGF2	Comment	What is affordable housing in a property hotspot? Isn't there a risk that the prominent position of Plot 1 on the approach to the village will shout 'housing estate with up to 6 properties?	Comments noted. Affordable housing definition in NPPF. Properties will be designed to reflect the character and vernacular of Bolton by Bowland Conservation Area.	No change
24-100	Tony Barker	21 & 22	6.14 & 6.15	BBGF1	Object	I will not support a plan with site 3 included	Comments noted. Site 3 to be deleted from Plan	Site 3 deleted

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25-101	Karen Barker	21 & 22	6.14 & 6.15	BBGF1	Object	Site 3 was clearly unpopular, therefore leaving the door open is not reflecting the wishes of the community. The area should be a protected green space.	Comments noted. Site 3 to be deleted from Plan	Site 3 deleted.
26-102	Ann Groves	24	6.22		Comment	Wording 'in very exceptional circumstances' seems rather extreme. Could it just say will be considered?	Comments noted. See 13-44 above (RVBC comments) Noted.	Amend paragraph to define exceptional circumstance in accordance with RVBC policies.
27-103	C Walmsley	16	4.17 & 4.18		Object	<p>Firstly, paragraph 4.17 is ambiguous. The comment 'there is inadequate parking provision within Holden, and it is debatable in Tosside and Holden;' does not make sense. More important however is the inclusion of a parking need in Holden at all. It should be remembered that extensive consultations and surveys took place in Holden to contribute to the neighbourhood plan and these were accepted by the Steering Group as a valid contribution to the formation of the plan.</p> <p>The comprehensive view of Holden residents was that additional public parking was definitely not wanted since this would worsen the problem of the unwelcome increase in traffic now passing through the village. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no "wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage." This on street parking issue connected with Holden Clough Nursery was already being dealt with by the Borough.</p>	See 7.15	See 7.15

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						<p>If the overwhelming opinion of Holden residents is to be reflected in the plan, which I understood was indeed the objective, I would suggest that the statement that there is inadequate parking provision in Holden is deleted from Para 4.17.</p> <p>Therefore, it follows that in Para 4.18 under suggested actions, the proposal to "Support improvements to car parking provision in villages." is far too broad and should refer to the specific villages where this need has been identified. This should certainly not include Holden.</p>		
27-104	C Walmsley	29	6.39 & 6.40		Comment	<p>There is no available land in the village (Holden) for a car park. The road (1-5) Brookside is privately owned. Road outside my address is owned by me and is on my deeds.</p> <p>The observation in Local Evidence that there is inadequate parking provision in Holden is extremely misleading and again does not reflect the views of Holden residents who have been consulted extremely thoroughly. There is no wish to extend car parking provision in Holden as this will inevitably worsen the unwelcome increase in traffic now passing through the village. Residents are more than happy for walkers to pass through the hamlet using the existing network of paths but object strongly to the suggestion of a public parking provision which would encourage the use of Holden as the starting point for such walks and thus destroy the peaceful nature of the hamlet which is core to what makes it attractive in the first place.</p> <p>The circulated notes from the Holden Meeting of 21st</p>	See 7.16	See 7.16

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						<p>August specifically refer to there being no “wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage.” The residents’ concerns regarding on road parking connected with visitors to Holden Clough nursery are the subject of planning processes within the Borough.</p> <p>If the overwhelming opinion of the Holden residents is to be reflected in the Plan, which I understood was indeed the objective, I would request that the statement that “there is inadequate parking provision in Holden” is deleted from Para 6.39.</p> <p>Therefore, it follows that in Para 6.40 under suggested actions, the proposal to “Support improvements to car parking in villages” is far too broad and I would request that it be modified to refer to the specific villages where the residents have identified this need. This should certainly not include Holden.</p> <p>Returning to Para 6.39, I fail to see how “the lack of roadside footpaths in villages” can be addressed without ruining the character of both Holden and Bolton by Bowland. It was my understanding from the workshop notes that there was some interest in roadside footpaths between villages, but not within the villages. If I am correct, I would request the wording be modified to read “..... of roadside footpaths in between villages.”</p>		

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						Similarly, in Para 6.40 under suggested actions, I would request the wording be modified to read “ of roadside footpaths in between villages .”		
27-105	C Walmsley	52	6		Comment	<p>A Give Way sign at the entrance to Holden Lane (alongside Copy Nook Hotel) and the same in the direction of Copy Nook at the at the only place where it is easy to pass.</p> <p>The extensive consultations in Holden on the issue of roads were extremely clear that there was no wish to increase the size of the road from Copy Nook to Holden. It was strongly felt that to do so would very seriously detract from the attractive rural nature of the area. This view was expressed in the circulated notes from the Holden Meeting of 21st August which said “It was strongly agreed that widening the lane was not something that was desirable and would impact adversely on the character of Holden village.”</p> <p>The question of asking to have the lane widened was also put in the Holden View questionnaire and 75% were of the opinion that widening would impact adversely on the character of Holden village and the visual aspect of entry into it. Additionally, a significant number thought that widening would increase the current problem regarding excessive speed on this section of road. There is much concern about the volume and speed of traffic now using this and other roads in the village but this issue has to be addressed by other means. There are several possibilities, which have been identified, and I note that this issue has been addressed in Policy BBGF6 and F7.</p>	See 7.17	See 7.17

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						<p>I would therefore suggest that the words “too small for the current traffic volumes” rather implies that widening is needed. I request that the above first paragraph be modified to read as follow: -</p> <p>The consultation workshops indicated a strong feeling from Holden residents and other locals that the attractive dry stone walled lane from Copy Nook to Holden intended for local and farming traffic is now having to cope with vast amounts of leisure traffic either carrying bikers to Gisburn Forest or visitors to the Holden Clough restaurant, a purpose for which it was never intended and one for which it is extremely unsuitable. This has been communicated to propose and discuss with the County Council possible traffic restrictions, calming and in keeping improvements to the road.</p>		
28-106	Ian Willock	6	4.17 & 4.18		Comment	<p>Firstly, paragraph 4.17 is ambiguous. The comment ‘there is inadequate parking provision within Holden, and it is debatable in Tosside and Holden;’ does not make sense.</p> <p>More important however is the inclusion of a parking need in Holden at all.</p> <p>It should be remembered that extensive consultations and surveys took place in Holden to contribute to the neighbourhood plan and these were accepted by the Steering Group as a valid contribution to the formation of the plan.</p> <p>The comprehensive view of Holden residents was that additional public parking was definitely not wanted since this would worsen the problem of the</p>	See 7.15	See 7.15

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						<p>unwelcome increase in traffic now passing through the village. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no “wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage.” This on street parking issue connected with Holden Clough Nursery was already being dealt with by the Borough.</p> <p>If the overwhelming opinion of Holden residents is to be reflected in the plan, which I understood was indeed the objective, I would suggest that the statement that there is inadequate parking provision in Holden is deleted from Para 4.17.</p> <p>Therefore, it follows that in Para 4.18 under suggested actions, the proposal to “Support improvements to car parking provision in villages.” is far too broad and should refer to the specific villages where this need has been identified. This should certainly not include Holden.</p>		
28-107	Ian Willock	29	6.39 & 6.40		Comment	<p>The observation in Local Evidence that there is inadequate parking provision in Holden is extremely misleading and again does not reflect the views of Holden residents who have been consulted extremely thoroughly. There is no wish to extend car parking provision in Holden as this will inevitably worsen the unwelcome increase in traffic now passing through the village. Residents are more than happy for walkers to pass through the hamlet using the existing network of paths but object strongly to the suggestion of a public parking provision which would encourage the</p>	See 7.16	See 7.16

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						<p>use of Holden as the starting point for such walks and thus destroy the peaceful nature of the hamlet which is core to what makes it attractive in the first place. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no “wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage.” The residents’ concerns regarding on road parking connected with visitors to Holden Clough nursery are the subject of planning processes within the Borough.</p> <p>If the overwhelming opinion of the Holden residents is to be reflected in the Plan, which I understood was indeed the objective, I would request that the statement that “there is inadequate parking provision in Holden” is deleted from Para 6.39.</p> <p>Therefore, it follows that in Para 6.40 under suggested actions, the proposal to “Support improvements to car parking in villages” is far too broad and I would request that it be modified to refer to the specific villages where the residents have identified this need. This should certainly not include Holden.</p> <p>Returning to Para 6.39, I fail to see how “the lack of roadside footpaths in villages” can be addressed without ruining the character of both Holden and Bolton by Bowland. It was my understanding from the workshop notes that there was some interest in roadside footpaths between villages, but not within</p>		

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						the villages. If I am correct, I would request the wording be modified to read “..... of roadside footpaths in between villages.” Similarly, in Para 6.40 under suggested actions, I would request the wording be modified to read “.... of roadside footpaths in between villages .”		
28-108	Ian Willock	52	6		Comment	The extensive consultations in Holden on the issue of roads were extremely clear that there was no wish to increase the size of the road from Copy Nook to Holden. It was strongly felt that to do so would very seriously detract from the attractive rural nature of the area. This view was expressed in the circulated notes from the Holden Meeting of 21st August which said “It was strongly agreed that widening the lane was not something that was desirable and would impact adversely on the character of Holden village.” The question of asking to have the lane widened was also put in the Holden View questionnaire and 75% were of the opinion that widening would impact adversely on the character of Holden village and the visual aspect of entry into it. Additionally, a significant number thought that widening would increase the current problem regarding excessive speed on this section of road. There is much concern about the volume and speed of traffic now using this and other roads in the village but this issue has to be addressed by other means. There are several possibilities, which have been identified, and I note that this issue has been addressed in Policy BBGF6 and F7.	See 7.17	See 7.17

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						I would therefore suggest that the words “too small for the current traffic volumes” rather implies that widening is needed. I request that the above first paragraph be modified to read as follows: - The consultation workshops indicated a strong feeling from Holden residents and other locals that the attractive dry stone walled lane from Copy Nook to Holden intended for local and farming traffic is now having to cope with vast amounts of leisure traffic either carrying bikers to Gisburn Forest or visitors to the Holden Clough restaurant, a purpose for which it was never intended and one for which it is extremely unsuitable. This has been communicated to propose and discuss with the County Council possible traffic restrictions, calming and in keeping improvements to the road.		
29-109	Carole Willock		4.17 & 4.18		Comment	Firstly, paragraph 4.17 is ambiguous. The comment ‘there is inadequate parking provision within Holden, and it is debatable in Tosside and Holden;’ does not make sense. More important however is the inclusion of a parking need in Holden at all. It should be remembered that extensive consultations and surveys took place in Holden to contribute to the neighbourhood plan and these were accepted by the Steering Group as a valid contribution to the formation of the plan. The comprehensive view of Holden residents was that additional public parking was definitely not wanted since this would worsen the problem of the unwelcome increase in traffic now passing through	See 7.15	See 7.15

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						<p>the village. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no “wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage.” This on street parking issue connected with Holden Clough Nursery was already being dealt with by the Borough.</p> <p>If the overwhelming opinion of Holden residents is to be reflected in the plan, which I understood was indeed the objective, I would suggest that the statement that there is inadequate parking provision in Holden is deleted from Para 4.17.</p> <p>Therefore, it follows that in Para 4.18 under suggested actions, the proposal to “Support improvements to car parking provision in villages.” is far too broad and should refer to the specific villages where this need has been identified. This should certainly not include Holden.</p>		
29-110	Carole Willock	29	6.39 & 6.40		Comment	<p>The observation in Local Evidence that there is inadequate parking provision in Holden is extremely misleading and again does not reflect the views of Holden residents who have been consulted extremely thoroughly. There is no wish to extend car parking provision in Holden as this will inevitably worsen the unwelcome increase in traffic now passing through the village. Residents are more than happy for walkers to pass through the hamlet using the existing network of paths but object strongly to the suggestion of a public parking provision which would encourage the use of Holden as the starting point for such walks and</p>	See 7.16	See 7.16

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						<p>thus destroy the peaceful nature of the hamlet which is core to what makes it attractive in the first place. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no “wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage.” The residents’ concerns regarding on road parking connected with visitors to Holden Clough nursery are the subject of planning processes within the Borough.</p> <p>If the overwhelming opinion of the Holden residents is to be reflected in the Plan, which I understood was indeed the objective, I would request that the statement that “there is inadequate parking provision in Holden” is deleted from Para 6.39.</p> <p>Therefore, it follows that in Para 6.40 under suggested actions, the proposal to “Support improvements to car parking in villages” is far too broad and I would request that it be modified to refer to the specific villages where the residents have identified this need. This should certainly not include Holden.</p> <p>Returning to Para 6.39, I fail to see how “the lack of roadside footpaths in villages” can be addressed without ruining the character of both Holden and Bolton by Bowland. It was my understanding from the workshop notes that there was some interest in roadside footpaths between villages, but not within the villages. If I am correct, I would request the wording be modified to read</p>		

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						<p>“..... of roadside footpaths in between villages.”</p> <p>Similarly, in Para 6.40 under suggested actions, I would request the wording be modified to read “.... of roadside footpaths in between villages .”</p>		
29-111	Carole Willock	52	6		Comment	<p>The extensive consultations in Holden on the issue of roads were extremely clear that there was no wish to increase the size of the road from Copy Nook to Holden. It was strongly felt that to do so would very seriously detract from the attractive rural nature of the area. This view was expressed in the circulated notes from the Holden Meeting of 21st August which said “It was strongly agreed that widening the lane was not something that was desirable and would impact adversely on the character of Holden village.”</p> <p>The question of asking to have the lane widened was also put in the Holden View questionnaire and 75% were of the opinion that widening would impact adversely on the character of Holden village and the visual aspect of entry into it. Additionally, a significant number thought that widening would increase the current problem regarding excessive speed on this section of road. There is much concern about the volume and speed of traffic now using this and other roads in the village but this issue has to be addressed by other means. There are several possibilities, which have been identified, and I note that this issue has been addressed in Policy BBGF6 and F7.</p> <p>I would therefore suggest that the words “too small for the current traffic volumes” rather implies that</p>	See 7.17	See 7.17

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						widening is needed. I request that the above first paragraph be modified to read as follows: - The consultation workshops indicated a strong feeling from Holden residents and other locals that the attractive dry stone walled lane from Copy Nook to Holden intended for local and farming traffic is now having to cope with vast amounts of leisure traffic either carrying bikers to Gisburn Forest or visitors to the Holden Clough restaurant, a purpose for which it was never intended and one for which it is extremely unsuitable. This has been communicated to propose and discuss with the County Council possible traffic restrictions, calming and in keeping improvements to the road.		
30-112	James Waddington	23 & 24	3.22		Comment	Last line of paragraph needs changing to: <i>New buildings in such situations should be allowed.</i>	Comments noted. Not in accordance with established policies protecting the countryside and AONB	No change
30-113	James Waddington			BBGF3	Comment	Last bullet point: Add additional words to clarify the development meets an identified need as defined by the parish council.	Comments noted.	Bullet to be deleted in accordance with RVBC comments. See 13-47
31-114	Joan Pickup	16	4.17 & 4.18		Comment	Firstly, paragraph 4.17 is ambiguous. The comment 'there is inadequate parking provision within Holden, and it is debatable in Tosside and Holden;' does not make sense. More important however is the inclusion of a parking need in Holden at all.	See 7.15	See 7.15

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>It should be remembered that extensive consultations and surveys took place in Holden to contribute to the neighbourhood plan and these were accepted by the Steering Group as a valid contribution to the formation of the plan.</p> <p>The comprehensive view of Holden residents was that additional public parking was definitely not wanted since this would worsen the problem of the unwelcome increase in traffic now passing through the village. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no “wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage.” This on street parking issue connected with Holden Clough Nursery was already being dealt with by the Borough.</p> <p>If the overwhelming opinion of Holden residents is to be reflected in the plan, which I understood was indeed the objective, I would suggest that the statement that there is inadequate parking provision in Holden is deleted from Para 4.17.</p> <p>Therefore, it follows that in Para 4.18 under suggested actions, the proposal to “Support improvements to car parking provision in villages.” is far too broad and should refer to the specific villages where this need has been identified. This should certainly not include Holden.</p>		
31-115	Joan Pickup	29	6.39 & 6.40		Comment	The observation in Local Evidence that there is inadequate parking provision in Holden is extremely misleading and again does not reflect the views of	See 7.16	See 7.16

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>Holden residents who have been consulted extremely thoroughly. There is no wish to extend car parking provision in Holden as this will inevitably worsen the unwelcome increase in traffic now passing through the village. Residents are more than happy for walkers to pass through the hamlet using the existing network of paths but object strongly to the suggestion of a public parking provision which would encourage the use of Holden as the starting point for such walks and thus destroy the peaceful nature of the hamlet which is core to what makes it attractive in the first place. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no “wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage.” The residents’ concerns regarding on road parking connected with visitors to Holden Clough nursery are the subject of planning processes within the Borough.</p> <p>If the overwhelming opinion of the Holden residents is to be reflected in the Plan, which I understood was indeed the objective, I would request that the statement that “there is inadequate parking provision in Holden” is deleted from Para 6.39.</p> <p>Therefore, it follows that in Para 6.40 under suggested actions, the proposal to “Support improvements to car parking in villages” is far too broad and I would request that it be modified to refer to the specific villages where the residents</p>		

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>have identified this need. This should certainly not include Holden.</p> <p>Returning to Para 6.39, I fail to see how “the lack of roadside footpaths in villages” can be addressed without ruining the character of both Holden and Bolton by Bowland. It was my understanding from the workshop notes that there was some interest in roadside footpaths between villages, but not within the villages. If I am correct, I would request the wording be modified to read “..... of roadside footpaths in between villages.”</p> <p>Similarly, in Para 6.40 under suggested actions, I would request the wording be modified to read “.... of roadside footpaths in between villages .”</p>		
31-116	Joan Pickup	52	6		Comment	<p>The extensive consultations in Holden on the issue of roads were extremely clear that there was no wish to increase the size of the road from Copy Nook to Holden. It was strongly felt that to do so would very seriously detract from the attractive rural nature of the area. This view was expressed in the circulated notes from the Holden Meeting of 21st August which said “It was strongly agreed that widening the lane was not something that was desirable and would impact adversely on the character of Holden village.”</p> <p>The question of asking to have the lane widened was also put in the Holden View questionnaire and 75% were of the opinion that widening would impact adversely on the character of Holden village and the visual aspect of entry into it. Additionally, a significant number thought that widening would increase the</p>	See 7.17	See 7.17

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>current problem regarding excessive speed on this section of road. There is much concern about the volume and speed of traffic now using this and other roads in the village but this issue has to be addressed by other means. There are several possibilities, which have been identified, and I note that this issue has been addressed in Policy BBGF6 and F7.</p> <p>I would therefore suggest that the words “too small for the current traffic volumes” rather implies that widening is needed. I request that the above first paragraph be modified to read as follows: -</p> <p>The consultation workshops indicated a strong feeling from Holden residents and other locals that the attractive dry stone walled lane from Copy Nook to Holden intended for local and farming traffic is now having to cope with vast amounts of leisure traffic either carrying bikers to Gisburn Forest or visitors to the Holden Clough restaurant, a purpose for which it was never intended and one for which it is extremely unsuitable. This has been communicated to propose and discuss with the County Council possible traffic restrictions, calming and in keeping improvements to the road.</p>		
32-117	John Pickup	16	4.17 & 4.18		Comment	<p>Firstly, paragraph 4.17 is ambiguous. The comment ‘there is inadequate parking provision within Holden, and it is debatable in Tosside and Holden;’ does not make sense. More important however is the inclusion of a parking need in Holden at all.</p> <p>It should be remembered that extensive consultations and surveys took place in Holden to contribute to the</p>	See 7.15	See 7.15

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>neighbourhood plan and these were accepted by the Steering Group as a valid contribution to the formation of the plan.</p> <p>The comprehensive view of Holden residents was that additional public parking was definitely not wanted since this would worsen the problem of the unwelcome increase in traffic now passing through the village. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no “wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage.” This on street parking issue connected with Holden Clough Nursery was already being dealt with by the Borough.</p> <p>If the overwhelming opinion of Holden residents is to be reflected in the plan, which I understood was indeed the objective, I would suggest that the statement that there is inadequate parking provision in Holden is deleted from Para 4.17.</p> <p>Therefore, it follows that in Para 4.18 under suggested actions, the proposal to “Support improvements to car parking provision in villages.” is far too broad and should refer to the specific villages where this need has been identified. This should certainly not include Holden.</p>		
32-118	John Pickup	29	6.39 & 6.40		Comment	The observation in Local Evidence that there is inadequate parking provision in Holden is extremely misleading and again does not reflect the views of Holden residents who have been consulted extremely thoroughly. There is no wish to extend car parking	See 7.16	See 7.16

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>provision in Holden as this will inevitably worsen the unwelcome increase in traffic now passing through the village. Residents are more than happy for walkers to pass through the hamlet using the existing network of paths but object strongly to the suggestion of a public parking provision which would encourage the use of Holden as the starting point for such walks and thus destroy the peaceful nature of the hamlet which is core to what makes it attractive in the first place. The circulated notes from the Holden Meeting of 21st August specifically refer to there being no “wish to have a public car park in village and that vehicles visiting the nursery should be parked within the nursery curtilage.” The residents’ concerns regarding on road parking connected with visitors to Holden Clough nursery are the subject of planning processes within the Borough.</p> <p>If the overwhelming opinion of the Holden residents is to be reflected in the Plan, which I understood was indeed the objective, I would request that the statement that “there is inadequate parking provision in Holden” is deleted from Para 6.39.</p> <p>Therefore, it follows that in Para 6.40 under suggested actions, the proposal to “Support improvements to car parking in villages” is far too broad and I would request that it be modified to refer to the specific villages where the residents have identified this need. This should certainly not include Holden.</p>		

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						Returning to Para 6.39, I fail to see how “the lack of roadside footpaths in villages” can be addressed without ruining the character of both Holden and Bolton by Bowland. It was my understanding from the workshop notes that there was some interest in roadside footpaths between villages, but not within the villages. If I am correct, I would request the wording be modified to read “..... of roadside footpaths in between villages.” Similarly, in Para 6.40 under suggested actions, I would request the wording be modified to read “.... of roadside footpaths in between villages .”		
32-119	John Pickup	52	6		Comment	The extensive consultations in Holden on the issue of roads were extremely clear that there was no wish to increase the size of the road from Copy Nook to Holden. It was strongly felt that to do so would very seriously detract from the attractive rural nature of the area. This view was expressed in the circulated notes from the Holden Meeting of 21st August which said “It was strongly agreed that widening the lane was not something that was desirable and would impact adversely on the character of Holden village.” The question of asking to have the lane widened was also put in the Holden View questionnaire and 75% were of the opinion that widening would impact adversely on the character of Holden village and the visual aspect of entry into it. Additionally, a significant number thought that widening would increase the current problem regarding excessive speed on this section of road. There is much concern about the	See 7.17	See 7.17

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						<p>volume and speed of traffic now using this and other roads in the village but this issue has to be addressed by other means. There are several possibilities, which have been identified, and I note that this issue has been addressed in Policy BBGF6 and F7.</p> <p>I would therefore suggest that the words “too small for the current traffic volumes” rather implies that widening is needed. I request that the above first paragraph be modified to read as follows: -</p> <p>The consultation workshops indicated a strong feeling from Holden residents and other locals that the attractive dry stone walled lane from Copy Nook to Holden intended for local and farming traffic is now having to cope with vast amounts of leisure traffic either carrying bikers to Gisburn Forest or visitors to the Holden Clough restaurant, a purpose for which it was never intended and one for which it is extremely unsuitable. This has been communicated to propose and discuss with the County Council possible traffic restrictions, calming and in keeping improvements to the road.</p>		
33-120	Mary Walsh					<p>The Draft Plan promoted by the Steering Group was on the agenda for discussion at the special Parish meeting held on 5th January. After a short introduction to the plan on which we were not allowed to speak we were asked to vote and although it was made clear the vote was not for the content of the plan, but merely to send out for public consultation, days later it was reported in the local paper, the parish news and in the letter sent out to</p>	<p>Comments noted. The Steering Group have no control over the wording with local papers. The consultee letter stated that the parish council has published the document for</p>	No change

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						the public that the parish council had voted to approve the plan which we hadn't. This some might say is for a small group promoting their own plan.	formal consultation. All residents have the opportunity to comment on the document.	
33-121	Mary Walsh					<p>The plan is focussed on building houses on four sites in the parish.</p> <p>(a) all sites are outside the settlement boundary, in an AONB and Conservation Areas.</p> <p>(b) All are in Tier 2 settlements where there is no requirement for market housing, and that it is limited to local needs and regeneration benefits</p> <p>(c) It would set a harmful precedent for the acceptance of other similar unjustified proposals, and necessitate extending all the boundaries which has not been identified in the adopted Core Strategy.</p> <p>New housing on the sites identified would result in significant encroachment of build development in the BxB Conservation Area, and the Forest of Bowland Area of Outstanding Natural Beauty into the defined open countryside resulting in significant harm to the character and setting and contrary to the Ribble Valley Core Strategy</p>	<p>Comments noted. Neighbourhood plans can plan for more development than proposed by the Core Strategy. Three sites will be carried forward into the final draft plan</p> <p>Settlement boundaries to be amended to existing and allocations identified.</p> <p>All future development will have to take account of Conservation Area, AONB and all other policies in NP</p>	No change
33-122	Mary Walsh					Bolton by Bowland has a small population growth and a housing need wasn't identified in the Housing Needs Survey	Comments noted. Housing Needs Survey conducted by	No change

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							RVBC identified a need for future housing in the parishes	
33-123	Mary Walsh					There is no evidence of what support the community have given. The plan does not represent the community or Parish Council members. It undermines people's perception and at 51 pages it is too long and confusing, and contains more information than the community can possibly digest	Comments noted. Consultation statement will be published alongside submitted plan explains consultation carried out with community. Whilst produced by PC in consultation with the community, document is used to determine planning applications in the future so all policies require justification and some technical input	No change
33-124	Mary Walsh					There is nothing to show the protection of high value heritage assets – This plan by virtue of its location would result in an outward expansion of the villages into the defined open countryside beyond the settlement limits to the detriment of the character and appearance of the wider landscape context, and the value of protection on high level assets in the village of Bolton by Bowland and the historic built	Comments noted. Policy BBGF4 relates to protecting Heritage Assets and BBGF5 relates to design of future development.	No change

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						environment in the designated area, and contrary to the policies in the adopted Core Strategy	Any expansion of the village would be outwards into open countryside. This plan seeks to do this in a natural and organic way to ensure existing services within the village are sustained and improved.	
33-125	Mary Walsh					There is no evidence that the owners of the land want to build on these sites	Comments noted. Inclusion of sites is agreed with landowner and all sites were submitted as SHLAA sites	No change
33-126	Mary Walsh					The plans to increase the number of green spaces and the huge costs for advice has cost the parish dearly when a conflict of interest is evident	Comments noted. Designation of green spaces is not a cost to parish council. It ensures that the space is free from development for the future.	No change
33-127	Mary Walsh					The plan doesn't meet national policies satisfy substantive legislative requirements, basic conditions, and is not sustainable development.	Comments noted. Once amendments are made, plan will meet basic conditions of the	No change

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
							Localism Act as clarified in the Basic Conditions Statement to be submitted alongside this plan to RVBC	
33-128	Mary Walsh					Bolton by Bowland is the only parish in the whole of Ribble Valley promoting a Neighbourhood Plan, further more although around 1000 communities have taken the first formal steps towards producing a plan only 80 draft plans have been produced for consultation and only 13 have passed the community referendum stage. So this means 987 have failed which should give us something to think about.	Comments noted. Latest figures indicate that over 1400 communities have applied for designation. Over 60 referendums have taken place each with a yes vote There has not been a no vote yet Other parishes are working towards the production of the NP.	No change
34-129	John Seed			BBGF13	Comment	One local issue that I have become involved in is the use of Bailey Lane as an access to the Forestry Commission estate. Until fairly recently Bailey Lane was an important if not main recreational access to the forest for walkers and cyclists. Timber was taken out by various tracks. This recreational activity brought significant business to the Dog and Partridge and other village businesses. Latterly the Forestry Commission have developed their new hub and café and have made Bailey Lane their principal route for	Comments noted	No change

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						timber lorries and other heavy traffic whilst at the same time discouraging cyclists and walkers. This development is a decision for the Commission, but it does have an effect on Tosside which should be taken into account in the Plan. The prohibition of vehicle parking at the commission end of Bailey Lane has unintentionally increased parking problems in the centre of the village – something which may need to be addressed.		
35-130	Andrew Marshall				Comment	I am writing in support of the letters written by Tosside Community Link and Tosside Parochial Church Council this week. I am in full agreement with the contents of these letters but would also like to make two further points.	Comments noted	See changes relating to Tosside Community link comments.
35-131	Andrew Marshall	24	6.22		Comment	I suggest that the words in bold below should be added to the last sentence so that it reads" New buildings in such situations would only be considered in very exceptional circumstances as decided by the Parish Council. " Without this addition it would mean that these exceptional circumstances would be decided by Ribble Valley BC and would not necessarily take into account local knowledge. In the spirit of Localism, I feel that the Parish Council is in a better place to make this judgement.	Comments noted. Paragraph amended in line with RVBC comments	No change
35-132	Andrew Marshall	25		BBGF3	Comment	Since Policy BBGF1 deals with new housing "within the defined settlement boundaries" Policy BBGF3 must deal with all new housing outside these defined settlement boundaries. If Church Acre is not within the defined settlement boundary of Tosside (see 8a) of TCL letter) it would mean that Policy BBGF3 would	Comments noted. As the site is identified as a housing allocation, it would fall under Policy BBGF1.	No change

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						apply. Are you sure that "The development meets an identified local need" would be adequate or could it be reworded to say "The development meets a local need identified by the Parish Council".		
36-133	Tosside Parochial Church Council				Comment	<p>I am writing on behalf of the 8 local resident members of Tosside Parochial Church Council (PCC) which owns the land in Tosside known as Church Acre (CA), situated behind St Bartholomew's Church and along Bailey Lane. As an Anglican PCC we have a duty to act in the interests of every member of our parish and what follows arises from a fervent desire to serve our community. The PCC fully support the current initiatives in Tosside i.e.</p> <p>a) The application for the funding of a study into the possibility of a district heating system using biomass or ground source heat pumps and some form of electricity generation for the benefit of the community. This benefit would extend to the village's church building which would use the district heating system if it can be demonstrated to provide improved heating for a reasonable cost.</p> <p>b) The feasibility study that is being undertaken to find a way to use Church Acre for the benefit of the community. The real need identified is for a community-led mixed development of homes to help satisfy local needs for housing and also help to regenerate Tosside.</p> <p>We are very clear that the Neighbourhood Plan is extremely important in obtaining widespread support for the implementation of these projects, particularly</p>	Comments noted	No change

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						for Church Acre. A number of recent local meetings have demonstrated this support. Accordingly, we have worked with Tosside Community Link, the charity that runs Tosside Community Hall, and have agreed that both organisations would like the following changes made to the draft Neighbourhood Plan (NP): - We have listed these changes in the same order as the January 2015 Consultation Draft Neighbourhood showing page and paragraph numbers.		
36-134	Tosside Parochial Church Council	16	4.19		Comment	This para does not help to sell houses although we can see why you are making the point to get broad band. According to AA Route Planner the longest time for a journey to Leeds or Manchester is 1hr 22minutes so doubling this it is under 3 hours not 2-4 hours. Could this para be reworded to exclude this reference, preferably by deleting the sentence "This location comes commuting times".	Comments noted. Sentence amended	Paragraph amended to exclude words "of Manchester and Leeds being between two and four hours daily commuting times"
36-135	Tosside Parochial Church Council	22	6.18		Comment	new para 6.18 - (this means all following para numbers need to be changed) - Similar paragraphs to Bolton by Bowland on consultation meetings (see 6.12 to 6.17) should be introduced regarding Tosside. Our suggestion is to insert prior to Policy BBGF1 the following: - " para 6.18 - A possible housing site has been identified in Tosside which could be used to satisfy local housing needs and with the appropriate mix of affordable and open market homes could regenerate the village. A consultation event was held to discuss the idea of a community led development of this site which is	See 17-76	See 17-76

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
						known as Church Acre and to see whether the community supported this development. The meeting was attended by 40 people and there was overwhelming support for this development."		
36-136	Tosside Parochial Church Council	22		BBGF1	Comment	Change last sentence to read "Development in Tosside on the preferred site will be limited to a reasonable density consistent with making the project viable as a community led project". (i.e. We do not want to limit the number at this stage. Previous plans of 12 dwellings did not use all of the available land)	See 17-77	See 17-77
36-137	Tosside Parochial Church Council	35	6.53		Comment	<p>We suggest that the last sentence should read "The main additional amenity suggested was playground/sports area/park/picnic area in Bolton by Bowland." The key actions from the Tosside workshop included "build small park/playground" and in the Miracle Box under community facilities "playground, outdoor sports area and allotments".</p> <p>No-one raised this point at the latest consultation meeting and as it could impinge on the viability of the development of Church Acre, which is the main priority, we would prefer the reference to Tosside be excluded. During further consultations with the community we will be able to judge the strength of opinion for these facilities and consider whether the Plantation Woodland or some part of Church Acre should be used.</p>	See 17-78	See 17-78
36-138	Tosside Parochial	39	6.63		Comment	The study, which is supported by Tosside residents, may recommend the installation of wind turbines and/or solar PV arrays. The electricity generated	See 17-79	See 17-79

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
	Church Council					<p>could be sold to an energy supplier so that the community benefits from this sale in terms of cash not necessarily electricity. If this is agreed a new business could be set up to run it but business is not mentioned in the current NP.</p> <p>We suggest 6.63 should read "This Neighbourhood Plan supports and encourages the installation of all forms of micro and small renewable energy systems to generate heat and power, subject to any new building being sited in the landscape in a sensitive and appropriate manner" If you feel that micro and small needs to be defined, we suggest you use the wording in the Forest of Bowland AONB position statement dated April 2011 para 3.2.</p>		
36-139	Tosside Parochial Church Council	40	6.64		Comment	<p>We suggest this is deleted as it is covered in 6.63 above but the following could be inserted in its place "Collective action to reduce, purchase and manage energy is supported to both save money and reduce our carbon footprint"</p>	See 17-80	See 17-80
36-140	Tosside Parochial Church Council	40		BBGF19	Comment	<p>Renewable Energy. As written it only addresses wind energy and is in line with the FOB position statement para 4.4 We suggest that as far as Tosside is concerned we do not expect to be installing hydro or anaerobic digestion systems in the area but the other items in the AONB position statement should be included. Alternatively, a much shorter policy could be written repeating what has been suggested above in 6.63 and 6.64.</p>	See 17-81	See 17-81

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
36-141	Tosside Parochial Church Council	42			Comment	Map 2 - As drawn, we are very happy with the settlement boundary as it includes Church Acre. However, our understanding is that Church Acre is not within the current settlement boundary. In order that planning permission for homes on Church Acre may more easily be obtained we would like some reference made to extending the settlement boundary to include Church Acre somewhere in the NP. Our suggestion is to insert, perhaps as a new para 6.20 after our suggested new para 6.19, "The settlement boundary for Tosside should be extended to include the area marked in red in Map 2. "We understand that Bolton by Bowland would also like to extend their settlement boundary and may also want this kind of statement.	See 17-82	See 17-82
36-142	Tosside Parochial Church Council	42			Comment	Page 42 Map 2 - This shows the Settlement Boundary including Church Acre but excluding the part of the settlement in Craven so we believe the boundary shown is incorrect. This might be by design but using red for the boundary and red for the new housing site is far from clear so we suggest the settlement boundary should be marked in a contrasting colour. This could be described on Map 2 as "Current Settlement Boundary" to fit in with the note in 8a) above	See 17-82	See 17-82
36-143	Tosside Parochial Church Council					Page 42 Map 2 - This should be revised to extend the red colour which defines the housing site to include the almost triangular piece of land which is above the Old School House.	See 17-82	See 17-82

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
36-144	Tosside Parochial Church Council					Finally, we understand that our suggested wording/changes may need to be changed into "planning speak" if the steering group require it. However, the purpose of this letter is to give you the background and reasons for our suggestions which we trust you will incorporate in the next version of the Neighbourhood Plan.	Comments noted	Changes as above.

Table 2 Responses from the Consultation Bodies to the SEA Screening Report

Consultee	Response
Environment Agency	It is our opinion that any issues within our remit will not have any significant environmental effects and can be dealt with adequately through the provisions made in the National Planning Policy Framework.
Historic England	No response
Natural England	Natural England are in agreement that a full Strategic Environmental Assessment may be required for the Bolton by Bowland and Gisburn Forest Neighbourhood Plan.

5.0 Post Regulation 14 Consultation

- 5.1 Following the Regulation 14 consultation and the publication of the Strategic Environment Assessment (SEA) Screening Report, the responses indicated that a full Strategic Environmental Assessment was required.
- 5.2 The Parish Council secured funding from Locality to undertake this work and appointed JBA Consulting.
- 5.3 The Scoping Report was produced by JBA Consulting and the three agencies, Natural England, Historic England and Environment Agency were consulted on 9th November 2015. The deadline for return of comments was Monday 14th December 2015.
- 5.4 Any comments received from the consultees were addressed and the draft Environmental Report was produced to assess the potentially significant environmental effects created as a result of the implementation of the strategy, along with assessment of alternative options.
- 5.5 Natural England, Historic England and Environment Agency were consulted on 22nd March 2016, with a final date for comments of 3rd May 2016.
- 5.6 Following comments received, the report was amended and the final Environmental Report was produced, along with a Statement of Environmental Particulars.
- 5.7 The Environmental report and Statement of Environmental Particulars are submitted alongside this consultation Statement, the Bolton by Bowland and Gisburn Forest Neighbourhood Plan, and the Basic Conditions Statement.

Appendix I – Neighbourhood Planning Leaflet (January 2014)

BOLTON BY BOWLAND AND GISBURN FOREST

NEIGHBOURHOOD PLAN

ISSUES WORKSHOPS

The first Issues Workshop was held in Bolton by Bowland Village Hall on 15th April and was attended by 34 people.

The purpose of the Workshop was to collect views on what people wanted to see included in our Neighbourhood Plan.

The full results of this consultation and the ideas that were put forward are displayed in the Information Centre in Bolton by Bowland and in the Village Hall in Tosside.

Three further Workshops are now planned to ensure we have consulted widely and as many people as possible have had the opportunity to put forward their ideas.

These Workshops will be held

Tues 13th May Bolton by Bowland Village Hall 7.15pm

Tues 20th May Bolton by Bowland Village Hall 7.15pm

May Tosside Village Hall date to be arranged

PLEASE COME ALONG AND LET US KNOW WHAT YOU WANT TO SEE INCLUDED IN OUR NEIGHBOURHOOD PLAN.

ISSUES WORKSHOPS Apr/ May 2014

7.30 Introduction Update and Content

(Short intro outlining current position with work on Plan and summarising format and content of workshop programme, including discussion groups of 6 or so around separate tables)

7.40 Overall Aim

(Groups discuss draft of Plan's overall aim which is then put aside to be returned to later in the programme)

7.50 Miracle Box

*(Each participant asked to jot down note in answer to question – ‘If you had a magic wand, what is the one thing above all else that you would make different?’
These ideas are discussed in groups and then each participant finalises his/her own individual idea and puts it into a ‘Miracle Box’)*

8.05 What is Good + Action Points

(Each group produces flipchart listing things that are good about where we live and then identifies at least 3 priority action points to preserve or enhance them)

8.30 What is not Good + Action Points

(Each group produces flipchart listing things that are not so good about where we live and then identifies at least 3 priority action points to change them)

8.55 Overall Aim

(Groups asked to re-examine overall aim in the light of discussions they have just had. Comments or amendments invited from individuals or groups – to be jotted down on piece of paper and then collected in)

9.0 Plenary Session

(Main points taken from each grouping in turn and listed on flipchart. Discussion on cross section of views. Individual flipcharts collected from each group to form record of the meeting.)

9.20 Critique and what Next

(Plenary discussion on format of workshop and its suitability for rolling out to further meetings and/or using similar approach for subsequent stages in consultation process)

9.30 Close

Appendix II – Report from Issues Workshops (April/May 2014)

Question What are the issues which we want our Neighbourhood Plan to address?

A 'pilot' was held on 15th April to test the workshop design.

Those who had expressed interest at the first series of workshops and provided contact details so they could be kept in touch were invited and asked to extend the invitation to any others who were interested in making a contribution. 34 people attended.

Response was positive and there was support for rolling out the same model at a further series of workshops. These were held in May

13th May	Bolton by Bowland	16 attended
20th May	Bolton by Bowland	12 attended
23rd May	Tosside	18 attended

All the workshops were lively and constructive suggestions were made in them all across a range of issues.

Overall Aim

Several groups were happy with the wording as suggested and most endorsed the twin ideas of growth and preservation, although improvements in wording were put forward. The importance of 'sustainability' came up in several suggestions.

Taking account of these, the proposed overall aim definition is

'The purpose of our Neighbourhood Plan is to provide for sustainable growth which enhances the traditional character and lifestyle of our communities'

'Miracle Box' and What is good/not good and Actions Required

The outcomes from these sections were recorded and have been circulated to those attending. The following is a synopsis of the main points.

1 Population/Housing

Current Situation

Comments were made in all workshops on the sustainability of the community and preservation/extension of amenities into the future. It was felt that the age balance in the population profile would need to be addressed in that there is an aging profile and a relative lack of younger people

Suggested Actions

- Selective new housing and especially an investigation into affordable housing in the right places and on the right conditions, perhaps specifically for younger people.
- Encouragement of conversion of barns/existing buildings for housing provision in the countryside.
- Sheltered housing or housing for older residents.

2 Community Facilities

Current Situation

All workshops emphasised the value of a strong sense of community, friendly people and active involvement in community activities. The importance of the existing village amenities was stressed and there was concern that some of these had been lost or were under threat, and so needed supporting and extending.

Suggested Actions

- Support and encourage existing amenities i.e. churches and chapels, school, village halls, pubs, shop.
- Encourage greater involvement in existing organisations by a wider cross section, and especially greater participation by younger people.
- The main additional amenity suggested was playground/sports area/park/picnic area (in both Bolton by Bowland and Tosside)
- Other suggestions were for allotments and bowling green.

3 Environment

Current Situation

A lot of emphasis was placed on the attractive and unspoilt natural beauty of our environment, not only in terms of scenery and wildlife but also the traditional and historical, and yet diverse character of our villages. The importance of our AONB location was recognised as well as access to the countryside for walking and cycling, or just good fresh air.

Suggested Actions

- Need to include plan to preserve the natural beauty of the area
- Strict planning constraints to ensure any development preserves the traditional character of the environment, including landscape

4 Transport/Roads

Current Situation

General accessibility and relatively quiet roads are valued but widespread concern was expressed about deterioration in a number of areas

Suggested Actions

Action needs to be considered and options identified to address

- Poor bus services in Tosside and non-existent in Bolton by Bowland
- Negative impact of increased traffic volume, size and speeds
- Inadequate car parking provision in villages
- Lack of roadside footpaths in villages and roads generally not pedestrian friendly

5 Services

Current Situation

Suggested Actions

- All workshops looked for improvements in electronic communications/broadband.
- Improvements were also identified as needed in gas and water services.

6 Business/Employment

Current Situation

Suggested Actions

- There was support for promoting tourism and developing local businesses, including through conversion of old or unused buildings in appropriate ways.
- Action in other areas such as improving public transport, better electronic communications and sustaining pubs and shops would also encourage business development.

Appendix III – July 2014 Newsletter

July 2014

**Bolton by Bowland and Gisburn Forest
Neighbourhood Plan**

NEWSLETTER

This newsletter is being delivered to all households to let everyone know where we have got to in putting together our Neighbourhood Plan.

ISSUES WORKSHOPS

The 4 workshops held in April/May endorsed the overall aim of the Plan and identified the main issues which people wanted the Plan to address.

OVERALL AIM

The purpose of our Neighbourhood Plan is to provide for sustainable growth which enhances the traditional character and lifestyle of our communities.

ISSUES/SUGGESTED OPTIONS

POPULATION/HOUSING

- **Selective new housing and especially an investigation into affordable housing in the right places and on the right conditions, perhaps especially for younger people**
- **Encouragement of conversion of barns/existing buildings for housing provision in the countryside**
- **Sheltered housing or housing for older residents**

COMMUNITY FACILITIES

- **Support and encourage existing amenities i.e. churches and chapels, school, village halls, pubs, shops**
- **Main additional amenity suggested was playground/park/picnic area in both Bolton by Bowland and Tosside**
- **Other suggestions were for allotments and Bowling Green**

ENVIRONMENT

- **Need to include plan to preserve the natural beauty of the area**
- **Ensure any development preserves the traditional character of the area**

TRANSPORT/ROADS

- **Improved bus services**
- **Address negative impact of increased traffic volume, size and speeds**

- Lack of roadside footpaths in villages and roads generally not pedestrian friendly

SERVICES

- Improvements in electronic communications/ broadband and other services

BUSINESS/EMPLOYMENT

- Promote tourism and develop local businesses

TIMETABLE

The Steering Group are working on developing policies and options in all these areas and, with support and advice from Kirkwells Planning Consultants, are hoping to have a Draft Plan in place by early Autumn, say September/October.

CONSULTATION EVENTS

We are fully committed to a thorough consultation process. The following two main consultation events are to be held in July/August.

ENVIRONMENT AND COUNTRYSIDE FORUM

To be held in Bolton by Bowland Village Hall starting at 7pm on Tuesday 29th July. It's an informal presentation and discussion evening with local specialists in countryside and environment issues. See Separate flyer for more details.

HOUSING - OPEN DAY/SURGERY

In early August, RVBC will be issuing a Housing Needs Survey to all households in our Parish. There will be a 4week period in which it has to be completed.

To coincide with this, we are holding an Open Day on housing matters. It will be on Wednesday 6th August and members of the Steering Group will be available between 2 - 4 pm and 7 – 9pm. See separate flyer for details

This is an opportunity to discuss various options for housing and to give your views as well as to get a good understanding of the questionnaire, especially completion of Part 2 which relates to friends/family members with housing needs now and into the future

YOUR CONTRIBUTION IS VITAL

We are encouraged by the positive response we have had from residents and we would urge you to continue your involvement through attending events and also giving us your views in whatever way you are comfortable with.

**Appendix IV - Formal Consultation on the Draft Neighbourhood Development Plan -
Monday 12th January 2015 until 5pm Sunday 22nd February 2015.**

Copy of Email and letter



Claire Bradley <claire.kirkwells@gmail.com>

Bolton-by-Bowland, Gisburn Forest & Sawley Neighbourhood Plan

1 message

Jerry Holmes <jrd.holmes@btinternet.com> 12 January 2015 at 17:32

To: "Bowland Forest (Higher) PC" <rachel@rachelcarr.orangehome.co.uk>, Cllr Bridget Hilton <cldr.hilton@ribblevalley.gov.uk>, Cllr Michael Ranson <cldr.ranson@ribblevalley.gov.uk>, Cllr Rosie Elms <cldr.elms@ribblevalley.gov.uk>, Corporate Property Lancs CC <kate.grimshaw@lancashire.gov.uk>, County Cllr Albert Atkinson <albert.atkinson@lancashire.gov.uk>, County Cllr David Smith <david.smith@lancashire.gov.uk>, Craven DC <sbrown@cravendc.gov.uk>, Economic Development Lancs CC <philip.megson@lancashire.gov.uk>, Environment Directorate Lancs CC <stuart.perigo@lancashire.gov.uk>, Grindleton PC <e.barry.holden@gmail.com>, Hellifield PC <hellifieldpc@gmail.com>, Horton Parish Meeting <mberry.malwyn@tiscali.co.uk>, Long Preston PC <clerk@longprestonpc.org.uk>, Lower Bowland Forest PC <elsiemiller07@gmail.com>, Nigel Evans MP <evansn@parliament.uk>, Paythorne Parish Meeting <stella@paythorne.com>, Planning & Strategy Lancs CC <richard.camp@lancashire.gov.uk>, Regional Planning NYCC <carl.bunnage@northyorks.gov.uk>, Ribble Valley BC <colin.hirst@ribblevalley.gov.uk>, Richard Sherras <cldr.sherras@ribblevalley.gov.uk>, Rimington PC <dtk.carrcroft@yahoo.com>, Slaidburn PC <alisonrob@hotmail.co.uk>, Sustainable Travel Lancs CC <alasdair.simpson@lancashire.gov.uk>, Waddington PC <natcox@hotmail.com>, West Bradford PC <davidsharp2301@gmail.com>

Dear All

Please find attached a letter regarding the Consultation Period for the Bolton-by-Bowland, Gisburn Forest and Sawley Neighbourhood Plan plus a Representation Form should you wish to make comments thereon.

Yours faithfully

Cathy Holmes

Cathy Holmes

Clerk to Bolton-by-Bowland, Gisburn Forest and Sawley Parish Council

2 attachments

 **6 wk consultation letterFinal.docx**
16K

 **B x B NP Rep FormFinal.docx**
16K

FW: Bolton-by-Bowland, Gisburn Forest & Sawley Neighbourhood Plan

1 message

Jerry Holmes <jrd.holmes@btinternet.com> 12 January 2015 at 17:34
To: Blackburn Diocese <ronnie.semley@blackburn.anglican.org>, Bolton by Bowland CofE School <head@bolton-by-bowland.lancs.sch.uk>, Clitheroe Chamber of Trade <secretary@clitheroechamber.co.uk>, Coal Authority <planningconsultation@coal.gov.uk>, East Lancs Chamber of Trade <info@chamberelancs.co.uk>, English Heritage <emily.hrycan@english-heritage.gov.uk>, Forest of Bowland AONB <elliott.lorimer@lancashire.gov.uk>, Highways Agency <kristian.marsh@highways.gsi.gov.uk>, Lancashire Public Health <clphnetwork@centrallancashire.nhs.uk>, Lancs Constabulary <Timothy.Ellams@lancashire.pnn.police.uk>, Lancs Enterprise Partnership <kathryn.molloy@lancashire.gov.uk>, Lancs Fire and Rescue <enquiries@lancsfireandrescue.org.uk>, Lancs Wildlife Trust <t.graham@lancswt.org.uk>, Mobile Operators Association <john.cooke@ukmoa.org>, National Grid Assets <richard.howard@nationalgrid.com>, National Grid Design <lorna.millington@uk.ngrid.com>, National Grid Gas Distribution <networkplanningnw@uk.ngrid.com>, Natural England <kate.wheeler@naturalengland.org.uk>, Network Rail <assetprotectionlnw@networkrail.co.uk>, NHS Property <david.peers@property.nhs.uk>, NHS Property Consultations <local.plans@property.nhs.uk>, Ribble Rivers Trust <vic@ribbletrust.com>, Tosside Community Link <tosside@hotmail.co.uk>, United Utilities <planning.liaison@uuplc.co.uk>, Whalley Chamber of Trade <enquiries@whalleychamber.co.uk>

Dear All

Please find attached a letter regarding the Consultation Period for the Bolton-by-Bowland, Gisburn Forest and Sawley Neighbourhood Plan plus a Representation Form should you wish to make comments thereon.

Yours faithfully

Cathy Holmes

*Cathy Holmes**Clerk to Bolton-by-Bowland, Gisburn Forest and Sawley Parish Council*

2 attachments **6 wk consultation letterFinal.docx**
16K **B x B NP Rep FormFinal.docx**
16K

Letter attached

Bolton-by-Bowland, Gisburn Forest & Sawley Parish Council

January 2015

Dear Sir/Madam

Public Consultation on the Bolton by Bowland and Gisburn Forest Draft Neighbourhood Development Plan

I am writing to advise you that the Bolton by Bowland and Gisburn Forest Draft Neighbourhood Development Plan has been published for consultation by the Parish Council. The Draft Neighbourhood Development Plan has been prepared by a Steering Group on behalf of the Parish Council following informal public consultation on the vision, objectives and key issues.

The consultation period runs for 6 weeks from 19th January 2015 to 1st March 2015

Hard copies of all Neighbourhood Plan Consultation documents can be viewed at the following locations:

Village Hall – Bolton by Bowland
Village Shop – Bolton by Bowland
Information Centre – Bolton by Bowland
St Peter & St Paul’s Church – Bolton by Bowland
Community Hall – Tosside.
St Bartholomew’s CE Church - Tosside

In addition, all Parish Council members and Neighbourhood Plan Steering Group members have a copy available for viewing.

The documents can also be viewed and downloaded from www.tsbparish.org.uk

A Representation Form is provided for comments, but the Parish Council also welcomes comments by email or in writing.

If you wish to submit comments by e-mail, these should be e-mailed to jrd.holmes@btinternet.com.
All e-mails should include details of your name, address and organisation

or by post to:

Cathy Holmes
Clerk to Bolton by Bowland, Gisburn Forest and Sawley Parish Council
Higher Scarloom House,
Holden,
Lancashire.
BB4 7PF

Following the public consultation process on the Draft Neighbourhood Plan, the Plan will be amended where necessary and submitted to Ribble Valley Borough Council together with supporting documentation, including the Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the Plan.

Ribble Valley Borough Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subjected to a local Referendum, and then Made by the Borough Council and used to determine planning applications in Bolton by Bowland and Gisburn Forest.

If you require any further information, please contact the Parish Clerk at the address provided above.

Yours Sincerely

Bolton-by-Bowland, Gisburn Forest and Sawley Parish Council

Response Form

Bolton by Bowland and Gisburn Forest Neighbourhood Plan

Public Consultation 19th January to 1st March 2015

Representation Form

PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

Office Use Only Consultee No. Representation No.

This representation form relates to the full Bolton by Bowland and Gisburn Forest Neighbourhood Plan Regulation 14 Consultation Draft and not the Key Point Summary

Name	
Organisation	
Address	
Email (for correspondence)	

To which part of the Bolton by Bowland and Gisburn Forest Neighbourhood Development Plan does your representation refer? Please use a separate form for each comment.

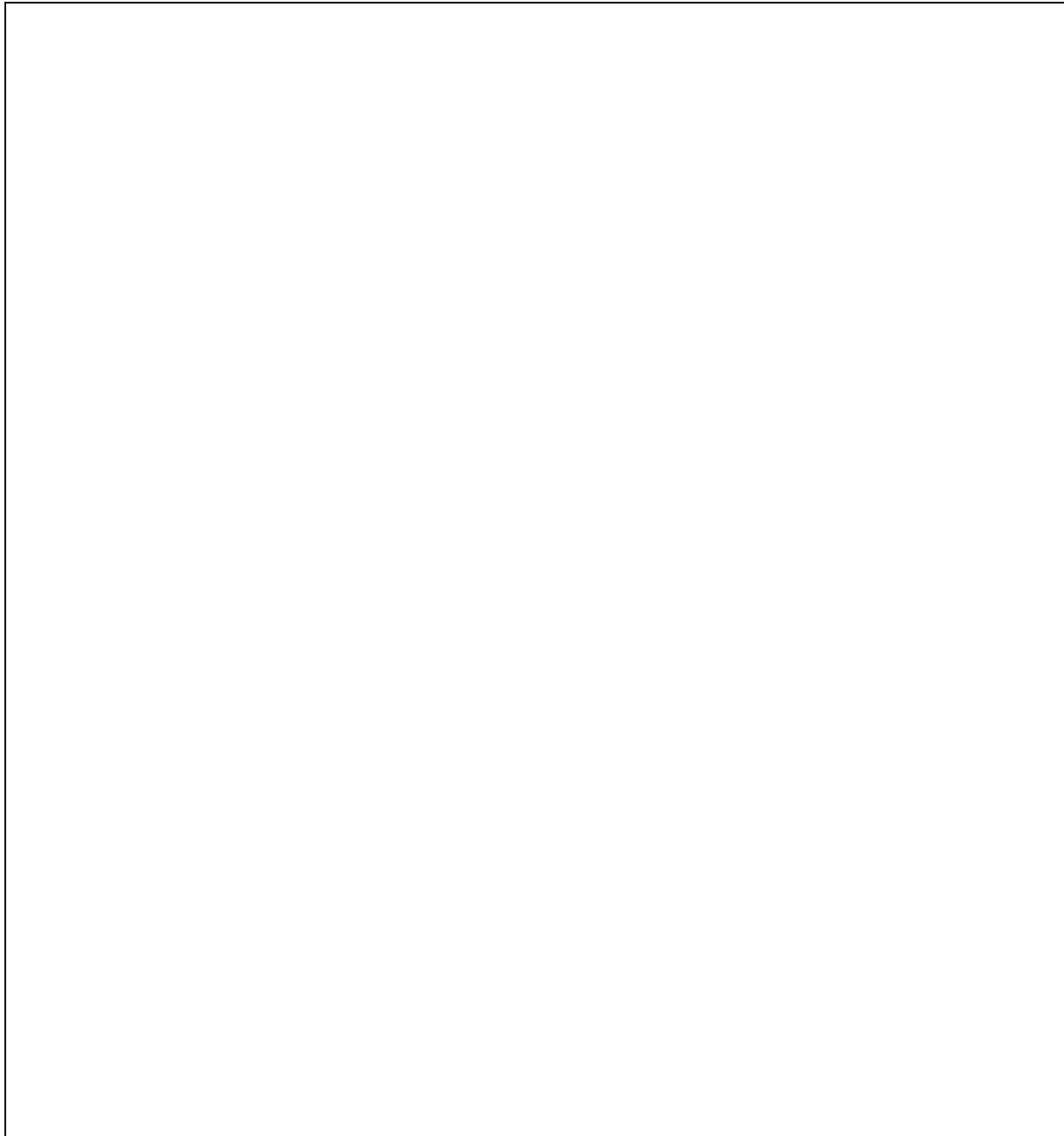
Page Number	
Paragraph Number	
Policy Number	

Are you supporting, objecting, or making a comment? (Please Tick ✓)

Support	
Object	
Making a Comment	

Please use the box below and overleaf for any comments.

--



Thank you for your time and interest. Please return this form by 5pm on 1st March 2015 to:

Cathy Holmes

Clerk to Bolton by Bowland, Gisburn Forest and Sawley Parish Council

Higher Scarloom House,

Holden,

Lancashire.

BB4 7PF

Or email: jrd.holmes@btinternet.com

Consultation List

Organisation	Contact	Address	Address 1	Address 2	Address 3	Email Address
Bowland Forest (Higher) Parish Council	Mrs R A Carr	Langden Holme Cottage	Dunsop Road Little	Whitewell	BB7 3AU	rachel@rachelcarr.orangehome.co.uk
Bowland Forest (Lower) Parish Council	Mrs E Miller	Cruck Cottage, Dinking Green	Bowland Road	Whitewell	BB7 3BN	elsiemiller07@gmail.com
Gisburn Parish Council	Mrs C Holmes	Higher Scarloom House	Holden	Bolton-by-Bowland	BB7 4PF	jrd.holmes@btinternet.com
Grindleton Parish Council	Mr Barry Holden LLD(Hons)	Woodcroft	Grindleton Road	Grindleton	BB7 4QL	e.barry.holden@gmail.com
Horton Parish Meeting	Mr M Berry	The Manse	Horton-in-Craven	Gisburn	BD23 3JT	mberry.malwyn@tiscal.co.uk
Newsholme & Paythorne Parish Council	Mrs S Rosthorn	Belvedere	Paythorne		BB7 4JD	
Rimington & Middop Parish Council	Mr D T King	2 Carr's Croft	Rimington	Clitheroe	BB7 4EN	dtk.carrscroft@yahoo.com
Slaidburn & Easington Parish Council	Mrs Alison Robinson	The Olde Stables	Catlow Road	Slaidburn	BB7 3AQ	alisonrob@hotmail.co.uk
Waddington Parish Council	Mrs Natalie Cox	3 Knock Knowles Drive	Clitheroe		BB7 2JF	natcox@hotmail.com
West Bradford Parish Council	Mr D Sharp	30 Bowland Court	Clitheroe		BB7 1AS	davidsharp2301@gmail.com
Halton West Parish Council	Mr C S E Yorke	Halton Place	Hellifield	Skipton	BD23 4LJ	
Wigglesworth Parish Council	Dr David Clarke	2 Geldard Cottages	Wigglesworth	Skipton	BD23 4RB	

Ribble Banks Group Parish Council	Mrs B M Roos	8 Milestone House	Kirkby Lonsdale	Cumbria	LA6 2FE	
Councillor Rosemary Joan Elms	Councillor Rosemary Elms	East View	Newton-in-Bowland	Clitheroe	BB7 3DY	cllr.elms@ribblevalley.gov.uk
Councillor Richard Else Sherras	Councillor Richard Sherras	Woodhaven	2 Station Road	Rimington	BB7 4DR	cllr.sherras@ribblevalley.gov.uk
Ribble Valley Constituency	Nigel Evans MP	Brooklyn Cottage	Main Street	Pendleton	BB7 1PT	evansn@parliament.uk
Ribble Valley Borough Council	Mr Colin Hirst	Council Offices	Church Walk	Clitheroe	BB7 2RA	colin.hirst@ribblevalley.gov.uk
Craven District Council	Mr S Brown, Forward Planning	1 Belle Vue Square	Broughton Road	Skipton	BD23 1FJ	sbrown@cravendc.gov.uk
Lancashire County Council	Mr R Camp	Planning & Strategy	County Hall	Preston	PR1 0LD	richard.camp@lanashire.gov.uk
Lancashire County Council	Mr P Megson	Economic Development	County Hall	Preston	PR1 0LD	Philip.megson@lancashire.gov.uk
Lancashire County Council	Mrs K Grimshaw	Strategy & Policy	County Hall	Preston	PR1 0LD	kate.grimshaw@lancashire.gov.uk
Lancashire County Council	Director of Highways and Transport	Corporate Property Group	County Hall	Preston	PR1 0LD	
Lancashire County Council	Mr S Perigo	PO Box 78	County Hall	Preston	PR1 8XJ	
Lancashire County Council	Mr S Perigo	Environment Directorate	County Hall	Preston	PR1 8RD	stuart.perigo@lancashire.gov.uk
Lancashire County Council	Mr A Simpson	Sustainable Travel	County Hall	Preston	PR1 0LD	alasdair.simpson@lancashire.gov.uk
North Yorkshire County Council	Mr C Bunnage, Regional &	County Hall	Course Lane	Northallerton	D17 9AD	carl.bunnage@northyorks.gov.uk

	Strategic Planning					
BT	Planning Consultations	PP100C, Dial House Rural Development Service Suites 3.3 & 3.4	21 Chapel Street	Manchester	M3 7BA	
DEFRA local		Canada House	Electra Way 3 Chepstow Street	Crewe	CW1 6GJ	
English Heritage	E Hrycan Planning Advisor	Lutra House, Dodd Way	Off Seedlee Road	Walton Summit	M1 5FW Bamber Bridge PR5 8BX	emily.hrycan@english-heritage.gov.uk
Environment Agency Forest of Bowland AONB	Places Team Mr Elliott	The Stables	4 Root Hill Estate Yard	Whitwell Road	Dunsop Bridge	alex.hazel@environment-agency.gov.uk
Highways Agency	Asset Manager	Piccadilly Gate	Store Street	MANCHESTER 110 Birchwood Boulevard	M1 2WD	kristian.marsh@highways.gsi.gov.uk
Homes & Communities Agency	Director	HCA Warrington	Arpley House 149 Tottenham Court Road	LONDON	W1T 7BN	
Homes & Communities Agency Lancashire Constabulary	Mr T Warburton	1 Piccadilly Gardens Resource Directorate	Manchester Saunders Lane	M1 1EG Hutton	Preston	ian.cosh@lancashire.pnn.police.uk ribbleValley.NPT@lancashire.pnn.police.uk
Lancashire Public Health	Mr James Mechan	Room SB4	County Hall	Preston	PR1 0LD	clphnetwork@centrallancashire.nhs.uk jim.mechan@centrallancashire.nhs.uk lct.enquiries@lancashirecare.nhs.uk
Lancashire Care NHS Lancashire Enterprise Partnership	Ms K Molloy, Head of LEP Co-	Lancashire County Council	PO Box 100	Preston	PR1 0LD	kathryn.molloy@lancashire.gov.uk

	ordination and Development					
Lancashire Wildlife Trust	Mr T Graham					t.graham@lancswt.org.uk
Mobile Operators Association	Miss C Jude Mr R Howard, Asset Management	10 Bridge Street	London	EC4A 4AD		john.cooke@ukmoa.org
National Grid	UK Distribution					richard.howard@nationalgrid.com
National Grid	Ms L Millington, Design Manager Mr S Harris, Network Planning					lorna.millington@uk.ngrid.com
National Grid Gas Distribution		Block 4, Area 6 Cheshire, Gtr Manchester, Merseyside & Lancashire Area	Brick Kiln Street Mail Hub Block B, Government Buildings	Hinckley Whittington Road	LE10 0NA Worcester	networkplanningnw@uk.ngrid.com kate.wheeler@naturalengland.org.uk
Natural England	K Wheeler - Lead Advisor Mr Neil Clark Area Manager Consultation Service					neil.clark@naturalengland.org.uk
Natural England		Hornbeam House	Electra Way 4 Travis Street	Crewe Manchester	CW1 8GJ M1 2NY	consultations@naturalengland.org.uk assetprotectionlnw@networkrail.co.uk
Network Rail	Team NW	Floor 3, Square One				david.peers@property.nhs.uk
NHS Property NHS Property Consultations North Yorkshire Police	Mr D Peers Mr M Adams					local.plans@property.nhs.uk
	Estates Division Planning & Local Authority Liaison Development Services & Asset Protection Team	Newby Wiske Hall 200 Lichfield Lane Thirlmere House, Lingley Mere Business Park	Newby Wiske Berry Hill Lingley Green Avenue	Northallerton Mansfield Gt Sankey	DL7 9HA NG17 4RG WA5 3LP	planningconsultation@coal.gov.uk planning.liaison@uuplc.co.uk
The Coal Authority						
United Utilities						

National Farmers Union		Agriculture House	1 Moss Lane	Skelmersdale	WN8 9TL	
Hyndburn & Ribble Valley CVS		Suite 10, The Chambers	View Town Hall Square	Great Harwood	BB6 7DD	
Clitheroe Chamber of Trade						secretary@clitheroechamber.co.uk
Whalley Chamber of Trade						enquiries@whalleychamber.co.uk
East Lancs Chamber of Trade	Mr Mike Damms					info@chamberelancs.co.uk
Champion Bowland North East Lancs Ramblers Association						Admin@championbowland.org.uk
Ribble Rivers Trust		101 Blackburn Rd	Clayton le Moors	Accrington	BB5 5JT	
		Hanson Cement Works	Ribblesdale Cathedral	Clitheroe		vic@ribbletrust.com
Blackburn Diocese Lancashire Fire and Rescue Headquarters	Communications Manager	Church House	Close	Blackburn	BB1 5AA	ronnie.semley@blackburn.anglican.org
		Garstang Road	Fulwood	Preston	PR2 3LH	enquiries@lancsfirerescue.org.uk
						karentomlinson@lancsfirerescue.org.uk
NWAS NHS Trust		Ladybridge Hall Headquarters	Chorley New Road	Bolton	BL1 5DD	nicola.miles@nwas.nhs.uk
Forestry Commission	North West & West Midlands Hub	Government Buildings	Whittington Road	Worcester	WR5 2FR	enquiries.northengland@forestry.gsi.gov.uk
Tosside Community Group	Ann Groves, Community Hall Manager	Tosside Community Hall	Tosside	N Yorks	BD23 4SQ	tosside@hotmail.co.uk
Bolton by Bowland CofE School		Gisburn Road	Bolton-by-Bowland	Clitheroe	BB7 4NP	head@bolton-by-bowland.lancs.sch.uk



**Bolton by Bowland and Gisburn Forest
Neighbourhood Plan
Key Point Summary
January 2015**



Bolton by Bowland and Gisburn Forest Neighbourhood Plan (2015-2028) Key Point Summary

This is a summary document of the key points from the Bolton by Bowland and Gisburn Forest Neighbourhood Plan. It includes a list of all the policies in it, together with a brief explanation of the main aim of each policy. This document is intended as a handy guide to the Plan; to see more detail and the actual wording of the policies, please refer to the full Neighbourhood Plan. This is available to view or download from our website www.tsbparish.org.uk and copies can be viewed in the following locations:

Village Hall – Bolton by Bowland
Village Shop – Bolton by Bowland
Information Centre – Bolton by Bowland
St Peter & St Paul’s Church – Bolton by Bowland
Community Hall – Tosside.
St Bartholomew’s CE Church – Tosside

In addition to the policies, the Neighbourhood Plan details Parish Actions which will be taken forward by the Parish Council.

Background

The Bolton-By-Bowland & Gisburn Forest Neighbourhood Plan (the Plan) has been produced by a Steering Group of 6 local resident volunteers, and reflects the views of our community following surveys and consultation events over the last two years. The aim of the Plan is to set out policies that will be used to help determine future planning applications. The policies provide a guide to the type of development that is in keeping with our Parish, and where any development should be located.

Aim

The aim of the Neighbourhood Plan is to provide for sustainable growth which enhances the traditional character and lifestyle of our communities.

To achieve this aim the plan identifies the following objectives:

OBJECTIVE 1

To support a level of housing growth that is proportionate to the size and function of the designated area, its villages and hamlets and to ensure that new housing in the area is provided in a suitable range of tenures, types and sizes so that local people of all ages can continue to live in the area in a suitable home, families are attracted to the area, and local housing needs are met.

OBJECTIVE 2

To maintain the existing character and building styles of the area whilst allowing appropriate limited development.

OBJECTIVE 3

To protect and improve existing transport facilities, infrastructure and services.

OBJECTIVE 4

To promote local employment and ensure future development supports existing strengths of the area to enhance the rural economy and improve tourism facilities.

OBJECTIVE 5

To protect and enhance existing community facilities.

OBJECTIVE 6

To ensure that the Bolton by Bowland and Gisburn Forest Neighbourhood Plan promotes sustainable development for this and future generations by protecting key environmental assets (e.g. AONB, greenspaces and natural landscapes) and taking account of constraints (e.g. flooding).

In order to achieve these objectives, the plan details the following Bolton by Bowland and Gisburn Forest Planning Policies:

Policy BBGF1 – Scale and Type of New Housing Development

Over the plan period, within the defined settlement boundaries of Bolton by Bowland, Tosside and Holden (Map 1, 2, and 3 respectively), proposals for new small scale housing development will only be permitted where it meets the following criteria:

- It is located on the preferred sites shown on the proposals map for Bolton by Bowland;
- It is located on the preferred site shown on Map 2 for Tosside;
- It would not lead to the loss of open space, shops or other local facilities;
- It has appropriate access;
- Contributes to character and amenity of village;
- Is in accordance with all other relevant policies within this plan.

Development in Bolton by Bowland on the preferred sites will be up to 6 dwellings on each site allocated to a maximum of 12 dwellings in total.

Development in Tosside on the preferred site will be a maximum of 12 dwellings in total

Policy BBGF2- Phasing of New Housing Development

New housing in Bolton by Bowland on allocated sites will be provided in a phased manner over the plan period (up to 2028) to avoid over provision at the beginning of the plan period and to meet future demand.

Phase 1 - Site 1 to be developed as a mixed local greenspace/housing site for a maximum of 6 houses to include both market housing and affordable housing.

Phase 2 - A review will be undertaken by the Parish Council 5 years after the completion of Site 1 to establish the extent to which this development has contributed to the overall aim and objectives of this Plan. The Parish Council will then organise a full consultation exercise with the community on whether a second phase is needed and whether Site 2 or Site 3 is most appropriate. Site 3 will only be developed if this consultation exercise shows that it has the support of the majority of the community.

The future development will be a maximum of 6 dwellings, and appropriate greenspace/local amenity space.

Policy BBGF3 – Housing in Existing Countryside Settlements and Farmsteads

New housing development will be permitted in existing countryside settlements and farmsteads subject to specific criteria relating to the conversion of existing buildings, the replacement of an existing dwelling or development that meets an identified local need.

Policy BBGF4 – Protecting Heritage Assets

All new development within the conservation area and/or within the setting of a listed building will be expected to preserve and enhance the positive attributes of the heritage asset.

Policy BBGF5 – General Design Principles

All new development within the Parish will be permitted when it meets the strict criteria.

Policy BBGF6 – Traffic Management

Proposals for improvements in road safety and traffic management and the provision of/improvements to public transport will be fully supported by the Neighbourhood Plan. This includes proposals for traffic calming in Bolton by Bowland and the road from Bolton by Bowland to Holden.

Policy BBGF7 – Transport Improvements

Developer contributions and Community Infrastructure Levy payments will be sought towards the following within the parish:

- Highway improvement schemes to promote the safety of pedestrians and cycle users;
- Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through the village centre;
- Increasing public and community transport to and from the designated area.

The Parish Council will work with and encourage providers of public transport to provide as full a service as is needed to support future development in the village.

Policy BBGF8 – Supporting Development of Communications Infrastructure

The development of new, high speed broadband infrastructure to serve the Parish will be supported where it is sympathetically designed and when appropriate suitably camouflaged.

All new development will be required to make provision for high speed broadband and other communication networks.

Policy BBGF9 – Footpaths/Connectivity

Proposals for the enhancement and improvement of the existing footpath network within the designated area will be supported.

Proposals for improved linkages and accessibility within Bolton by Bowland and Gisburn Forest and to the areas beyond will be supported.

All new proposals should include enhancements to maximise accessibility to residents and to support local biodiversity:

Policy BBG10 – Supporting Existing Local Employment

Existing sources of local employment will be protected.

Policy BBGF11 – New Local Employment Opportunities

The development of new local employment opportunities will be permitted providing that they are sustainable and do not have a detrimental impact on residential amenities and traffic, do not lead to loss of green spaces and are sustainable.

Policy BBGF12 – Rural Enterprise and Farm Diversification

New employment development will be permitted in existing countryside settlements and farmsteads subject to specific criteria relating to the conversion of existing buildings, and the impact on the landscape.

Policy BBGF13 – Tourism Development

Proposals that contribute to the visitor economy and new visitor accommodation will be encouraged by the Neighbourhood Plan subject to specific criteria.

Proposals to change the use of existing holiday accommodation to residential will be resisted.

Policy BBGF14 – Protection of Local Green Spaces

The Local Green Spaces listed below and shown on the Proposals Map are protected from development in accordance with Paragraphs 76 and 77 of the NPPF:

1. Village Green
2. Stocks Green
3. War memorial and garden
4. Cricket Field/adjoining sports area
5. Croft between church and Hellifield Road
6. Parkland towards King Henry Mews

New development which impacts adversely on the openness of these sites will not be permitted.

Policy BBGF15 – Protection of Local Community Facilities

There will be a presumption in favour of the re-use of local community facilities for health and community type uses.

The Neighbourhood Plan will permit proposals for new, and improvements to, existing community facilities

Policy BBGF16 – Protecting and Enhancing Local Landscape Character

All development proposals will have to show regard to the distinctive landscape character of the Forest of Bowland Area of Outstanding Natural Beauty (AONB). New development proposals will be required to demonstrate consideration of the landscape design principles listed.

Policy BBGF17 – Flooding

All new development (in Flood Zone 2 or 3) is required to be flood resilient. Development should be designed to reduce the consequences of flooding and to facilitate recovery from the effects of flooding.

New development should also incorporate flood-resistant construction to prevent entry of water or to minimise the amount of water that may enter a building, where there is flooding outside. This could include boundary walls and fencing such as solid gates with waterproof seals, and where possible integral drains or fencing where the lower levels are constructed to be

more resistant to flooding.

Policy BBGF18 – Water Management and Surface Water Run-off

New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable drainage systems (SuDS) should be implemented wherever possible.

Policy BBGF19 – Renewable Energy

Where appropriate, micro and small scale wind energy development may be accommodated within the landscape. Micro scale wind energy development particularly in locations where there would be a strong functional relationship with existing development such as farm buildings and views of it would be constrained by the topography is likely to be the most appropriate form of wind energy development for the AONB. Small scale wind farms may be appropriate for the AONB provided that they do not cause unacceptable harm to the natural beauty and special quality of the landscape.

Parish Actions

In the Issues Workshops, a lot of emphasis was placed on the value of the attractive and unspoilt beauty of our environment and the need was identified for a plan to preserve it.

This requirement is addressed in the Neighbourhood Plan in policies set out under Objective 2 (Maintaining Character), Objective 3 (Infrastructure and Services), Objective 5 (Community Facilities and Local Green Space) and Objective 6 (Natural Environment)

Within the general framework of the policies set out in these sections, there are initiatives which lie outside the strict remit of the Neighbourhood Plan and which can be progressed under the existing authority of the Parish Council.

There are therefore a number of initiatives on which work has already started and which will be progressed alongside work arising from the Neighbourhood Plan.

1 Local Green Spaces

Sites are identified in the Plan for designation as Local Green Spaces in Bolton by Bowland. Some of these are existing open spaces with public access whose maintenance and upkeep will continue under existing arrangements. The main additional site is the croft between the Church and Hellifield Road

Once this is designated as Local Green Space it is proposed to develop proposals for discussion with the landowner to open this up to public access and to develop it as a village amenity.

Proposals could include

- Public footpath as part of Heritage Trail through village
- Restoration of former use as orchard with traditional fruit tree varieties
- Development of existing water source (spring?) as pond or similar water feature
- Clearance and general improvement of banks alongside Kirk Beck
- Traditional meadowland/wildflower area with appropriate maintenance regime
- Seating area including shelter

With regards to the Parkland towards King Henry Mews the proposal is to identify this area as Local Green Space because of its importance to the traditional character and attractiveness of the village, looking in and looking out. Preservation of the trees is an integral feature and may need a tree succession plan. It is not intended that any change is made from its current usage as grazing land

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2 Children's Playground/Picnic Area

This was identified as a requirement in the Issues Workshops.

We are investigating possibilities either within one of the areas designated as Local Green Space or as part of the local amenity element of development of Site 1 as a 'mixed' site.

3 Heritage and Nature Trails

i) Heritage Trail

It is proposed to create a Heritage Trail in Bolton by Bowland which will be a marked route through the village centre identifying buildings and points of historical interest. A reasonably good quality leaflet and appropriate website entries will publicise it.

The intention is to create something which residents can enjoy and identify with, as well as helping to attract visitors.

From discussions so far with AONB, RVBC it is likely that this initiative will also include an upgrading of the Information Centre.

ii) Nature Trails

Two circular walks from Bolton by Bowland centre have been identified, both of which are existing rights of way, with perhaps minor adjustments.

Our intention is to upgrade both e.g. better waymarks, improvements to terrain, possible plantings/protection of trees/vegetation, and maybe notices to draw attention to points of interest along the walk.

Publicity would again be from leaflets and use of websites, which would include detailed directions for the walks. Again this is intended to be for the benefit of local residents, and to attract visitors

4 Countryside Partnership

Work has been done to identify the key sites already recognised by various bodies as being of particular value/interest in our local natural environment.

These are primarily 2 Sites of Special Scientific Interest (SSSI's), 2 Regionally Important Geological Sites (RIG's) and 26 Biological Heritage Sites (BHS's).

There may be others that need to be added to the list e.g. all roadside verges. Current responsibility for maintenance and general supervision is mixed and not always clear.

The proposal is to establish a 'Countryside Partnership' led by the Parish Council but including all organisations with an interest/responsibility in the identified sites. The key task of the Countryside Partnership would be to agree a complete list of sites, establish an annual maintenance/management regime for each one, and monitor its implementation as well as looking at improvement projects and additions where appropriate.

Organisations we would need to involve include AONB, Natural England, RVBC, LCC, Ribble Rivers Trust, Woodland Trust.

Part of the Parish Council's role would be to consult with local residents and owners and ensure that the maintenance schedule meets expressed needs e.g. securing a balance between road safety and protection of natural habitat in looking at roadside verges.

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5 Trees and Ancient Woodland

A number of the above sites, in whole or in part, are ancient woodland and so would be included in Countryside Partnership proposals. We will also look at the possibility of creating small areas of new woodland as part of proposals on Local Green Spaces, Nature trails and the 'village amenity' element of 'mixed sites'.

6 Roads to Holden & Bolton by Bowland/Holden Bus Services

The consultation workshops indicated a strong feeling from Holden residents that the road from the Copy Nook to Holden village was too small for the current traffic volumes. This has been communicated to Lancashire County Council but with limited budget they are not proposing any changes. The Parish Council has adopted this issue and will continue to propose & discuss with the County Council possible improvements to the road.

Timetabled Bus services to Holden and Bolton-By-Bowland are non-existent. As part of the Neighbourhood Plan this issue was discussed with Lancashire Council. There are no plans to divert or provide new services to these settlements but the Council have noted the absence of services and stated they will continue to review the situation. In particular the Neighbourhood Plan team promoted the possibility of diverting the 282 services through Bolton-By-Bowland. The Parish Council has been tasked to continue to promote availability of bus services.

The consultation is taking place from 19th January 2015 to 1st March 2015

View or download the full version of the Neighbourhood Plan by visiting

www.tsbparish.org.uk

Hard copies of the full document are available to view at the following locations:

Village Hall - Bolton by Bowland
Village Shop - Bolton by Bowland
Information Centre - Bolton by Bowland
St Peter & St Paul's Church - Bolton by Bowland
Community Hall - Tosside.
St Bartholomew's CE Church - Tosside

In addition all Parish Council members and Neighbourhood Plan Steering Group members have a copy available for viewing.