



CLITHEROE TOWN COUNCIL

Clitheroe Town Hall, 9 Church Street, Clitheroe, Lancashire. BB7 2DD

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Town Mayor: Councillor ~~Mary Robinson~~ *Alan Yearry*

Town Clerk: Ian Woolstencroft

Date: *7 September, 2010*

Ribble Valley Borough Council,
Council Offices,
Church Walk,
Clitheroe,
BB7 2RA.

For the attention of John Machole, Building and Development Control Manager.

Dear Sir,

3/2010/0653; 0678; 0682; 0683 and

RE: Planning Application No: *S 0717*

1. No Objections.

2. *However, the Town Council wish to object to application 3/2010/0719 - Land at Henthorn Road, Clitheroe - Proposed residential development of up to 270 dwellings etc. (please see attached grounds of objection)*

Yours faithfully,

I. Woolstencroft

Ian Woolstencroft
Town Clerk.

DIRECTOR OF
DEVELOPMENT

- 8 SEP 2010

FOR THE
ATTENTION OF

The Town council objects to this plan on the following grounds.

- 1) It contradicts policy G2 which says that:
 - a) Within the plan area developments will be mainly directed towards land within the main settlement boundaries (as defined on the proposals map)
 - b) Clitheroe – consolidation and expansion of development and rounding off development. In all cases this must be on sites wholly within the settlement boundary and must be appropriate to the town's size and form
 - c) Expansion – for the purpose of this plan it must be development which is in scale and keeping with the existing town

- 2) The District Plan 1998 also excludes land off Henthorn Road from development under policy ENV3 which says that:

In the open countryside outside the AONB and areas immediately adjacent to it. Development will be required to be in keeping with the character of the landscape area and should reflect local vernacular scale, style, features and building materials. Proposals to conserve, renew and enhance landscape features, will be permitted, providing regard has been given for the characteristic landscape features of the area

- 3) The Town Council has concerns about the effect of the development on the towns infrastructure and while it appreciates that the County Council can force the developer to take action regarding school places the Town Council is aware that the geography of the Town means that traffic is a major issue for development at this site. Specifically the Henthorn Road Thorn Street junction bottleneck, Thorn Street Eshton Terrace level crossing being closed to traffic 38 times a day, the narrowed Bawdlands Bridge & the ongoing sore of Woone Lane between Eshton Terrace and Brown Cow

- 4) Regarding future policies of the Borough Council the Town Council notes that the site was not identified as one of RVBC's preferred options for development in its current LDF draft document

- 5) The SHLAA report cites Indicators of Settlement Sustainability which will ensure that sites contribute to the creation of sustainable mixed communities. Given the physical insularity of the site in question it is unlikely to mix well with the rest of the community. The nearest food shop, ideally within 400m, is 622 m by road from the site exit point. NHS health provision, ideally within 1000m, is 1850m from the exit point. Primary education, ideally 600m from the exit point, is 955m away. There is no village hall nearby, except for the community facility used mainly by the residents of Henthorn Sheltered Housing complex