7th June 2012

“Core Strategy Consultation”
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sirs

RVBC Core Strategy Consultations

I am responding to this consultation by letter as I did not find the Regulation 19 Comment form to be user friendly.

Having visited the Council Offices to review the documentation, I found this somewhat bewildering in that I had anticipated that at this stage of the process, there would have been an executive summary briefly explaining the process undertaken and the conclusions reached. But having said this, I have no reason to doubt that the Core Strategy Publication Version of the development plan document and the process undertaken are both legally compliant and sound.

I do not wish to participate at the oral part of the examination in public.

I appreciated the opportunity provided by the ‘drop in’ session to discuss the issues with the Forward Planning team.

I confirm now that on reflection, I am able to support the RVBC with their proposal for 4000 new homes between 2008 and 2028, which includes beyond existing new built/planning approvals, 1040 new homes in the ‘Standen Estate Village’ and 282 elsewhere in Clitheroe.

continued/....
Whilst I am aware that there is a vocal opinion advocating that the development should be more evenly spread through the Ribble Valley, I am of the opinion that concentrating a higher proportion of the development in Clitheroe will be beneficial for the commercial sustainability and development of this market town with the increased ‘footfall’, whilst at the same time the provision of additional services and infrastructure would be relatively easy to accomplish.

I firmly support the ‘Standen Estate Village’ concept, where I understand the Trustees are content for this to be an extensive development and taking into account as far as practical the visual amenities of the adjoining properties. This development will have excellent access to and from the A59 with very limited impact as regards traffic within Clitheroe.

I have serious concerns as regards the “Gladman” development, which now has to be accepted; however I would advocate that should further development proposals [other than small scale or within the existing Town boundary] to the west of Clitheroe come forward prior to or at the examination in public that these should be resisted. Such development to the west of Clitheroe would exacerbate the congestion issues within the town centre as most of the additional traffic generated would have to pass through Clitheroe.

Yours faithfully