Dear Sir,

In response to the Core Strategy Consultation, I wish to register my objections to the proposals to build an excessive number of additional houses in Clitheroe.

Despite a Local Housing Plan having been produced by RVBC I am very concerned by the lack of a sound infrastructure plan.

With regard to the Standen Village proposal, there does not appear to have been due consideration of the following:

Utilities-

Water and wastewater services cannot be guaranteed. This will impact upon the quality of resources for current residents.

Pressure will be added to refuse collections, the facilities provided for recycling will also be stretched.

Health-

Currently there appears to be no plan to upgrade Clitheroe Hospital to meet the demands of substantial additional population in the area. Similarly there do not appear to be plans within the infrastructure plan to increase provision for GP practices or provide NHS Dental services in Clitheroe.

Transport-

There does not appear to be a clear Travel Plan supporting the proposed development. Such a significant addition to the Clitheroe area makes it inevitable that massive pressure will be put on the current transport systems as well as adding to the pollution in the area, especially Whalley Road, further reducing the welfare of current residents.

Education-

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There are no clear commitments to provide primary school facilities for such a significant addition to the population, and without these, the plans would be setting out an acknowledgement that families would need to transport their children to a range of schools throughout the borough, adding to the transport issues for the local community. Similarly there are no plans to accommodate pupils at secondary school.

Recreation-

There do not appear to be any plans for recreation facilities for such a large increase in the population to the area. What facilities there are suffer from overcrowding already, and we are told there is no money available to upgrade them. The surroundings of Clitheroe, in particular near the proposed Standen Village area, provide beautiful quiet areas for walking and cycling. Such a large development will have a detrimental effect upon the environment and wildlife within this area.

Employment-

Many residents in the area already commute for employment. Such an addition to the population could not be accommodated in terms of employment within the Ribble Valley. As a consequence these plans would be providing accommodation for people relocating to the area with a plan commute to work. People will be relocating to an area which will be significantly affected by the size of such expansion resulting in a detrimental impact upon what is at present still a market town.

I feel strongly that the proposal to add such a large building development at Standen Village to be totally inappropriate for the area. Since Clitheroe equates to approximately 25% of the population within the Ribble Valley, then this community should not be expected to absorb any more than 25% of the planned new development. Plans to develop should be carefully considered with a real commitment to utilise any brownfield site as a priority, so that we grow effectively and in proportion, without scarring our surroundings and damaging or compromising the green space in and around our market town.

Presently a very large number and range of properties are available for sale and rent in the Ribble Valley. I do not believe that local needs exceed the current availability of such properties; instead I feel that additional accommodation will provide housing for people moving out of local towns where if redevelopment within such areas (such as Blackburn, Burnley and Accrington) took place it would more than meet the housing need set out by the National Government.

RVBC has a responsibility to and has been elected by current residents and should listen to and hear these residents. Many big developers will seek to build on greenfield sites in the Ribble Valley because it is easier and more profitable than developing existing site; that does not mean that such plans need to be adopted, instead the beauty of this area and needs of current residents must be respected and protected.

I do not consider the infrastructure plan to be sufficient or sound.

Yours faithfully,

13/06/2012