Philip Dagnall

From:  
Sent: 15 June 2012 18:48  
To: Core19  
Subject: Ribble Valley Housing Plan

Dear Sir or Madam,

I am writing to express my objection to the Ribble Valley Local Housing Plan which is proposing to build a further 1670 houses in Clitheroe.

There are 3 main areas of concern on which my objection is based:

1. I believe in fairness in all matters and the plan is unfair in the proportion of houses allocated to Clitheroe. The Clitheroe population is approximately 25% of the total Ribble Valley population. Building 1670 houses in Clitheroe will allocate 42% of the housing to Clitheroe which is totally disproportionate and unfair.

2. The council infrastructure plan to support the housing plan is inadequate and unsound in a number of areas:
   a. Detailed work has not been carried out to determine whether the water and waste water provision is adequate.
   b. There are no proposals to increase the Clitheroe Health Centre capability
   c. There is no significant highway improvement to support the increase in traffic volume and the major outlet of the proposed Standen 'village' is on to a narrow side road which is already congested at peak times. The proposed Standen estate is approximately 1 mile from the town centre and shops. Traffic flow in the town and parking provision in the town has not been addressed. It is stated that there is a hope to develop a cycle strategy which will be ineffective in transporting groceries from Sainsbury. Pollution levels on Whalley Road are already above acceptable levels and will be significantly increased.
   d. No plans have been made to address the increased education provision resulting from the increased housing. Clitheroe schools are already oversubscribed and it is not fair on children and parents to expect them to travel outside the area for their education.
   e. Employment provision has not been addressed and to highlight a new industrial park 12 miles distant at Samlesbury is missing the point when we should be doing all in our power to reduce consumption in fossil fuels.

3. In all previous drafts of plans for housing provision in the Ribble Valley, there has been no mention of the Standen 'village' and little increased housing proposed for the whole of the south side of Clitheroe. Unexpectedly, the trustees/owners of the Standen Estate have decided to sell a large tract of land and all of a sudden that is the preferred alternative for approximately 25% of the total housing provision in the plan for the whole of the Ribble Valley. This smells of opportunism and not a reasoned approach to an important issue. The area is a beautiful area widely used by Clitheroe residents and visitors to our area for a wide range of leisure pursuits which will be lost if the development goes ahead. The area, as stated previously is approximately 1 mile from the town centre and as such totally unsuited to older residents and residents on tight financial budgets.

Yours faithfully,

21/06/2012