Core Strategy Consultation,
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir,

Having responded to the planning application regarding the debacle over Henthorn Development we were hesitant to respond to the request for our views as to the Ribble Valley Core Strategy policy, as a government official can override the wishes of the electorate & council members.

In your Core Strategy proposals may we suggest that the following criteria are revisited -

The number of proposed new houses allocated to the Clitheroe area should relate to a small town and not an urban sprawl with attendant infrastructure problems. Schools, play areas, policing, sewerage, public & private transport accessibility etc. must be commensurate with the proportion of houses needed & the existing facilities.

Clitheroe needs a higher proportion of social housing & houses for first time buyers than is proposed. This is the major housing need.

We urge the Council to consider the number of empty houses in the town. Many have been for sale for over a year. Has the need for new houses been related to this point. The number of new houses proposed seems excessive.

As this strategy is looking to the future the Council should take into account the need for green field sites to be used more sustainably as our reliance on oil based energy will mean local food growing becomes a priority.

It should be a key aim of the planning to ensure that all housing should be well insulated low energy construction with locations related to best use of solar hot water & electricity panels & having adequate off-road parking. Due account should be made for the effect of Global Warming & the extremes of weather that this will cause resulting in the need for storm drains & other design changes.

New housing should also provide cycle tracks, easy pedestrian access & adequate road widths for the needs of the future. There is a need to provide cycle tracks in & out of Clitheroe to Whalley, Chatterton & surrounding areas.

Where possible housing developments should be located on 'Brown field sites' & be of a size that causes minimum social & environmental disruption. Close proximity to a suitable 'A' road system should also be a major planning consideration.

Yours faithfully,