Dear Sir,

In response to the Core Strategy planned for the Ribble Valley I would like to make the following observations. Clitheroe makes up 25% of the Ribble Valley population and we should not have to absorb more than 25% of any planned new development. Instead we are expected to build 42% of the overall plan without adequate infrastructure planning. With 1,040 houses earmarked for Standen Estates, and 730 elsewhere in Clitheroe, the town will become congested. Many of the issues below are already problems for Clitheroe and such an increase will be catastrophic for this beautiful market town. The infrastructure plan is unsound and little has been planned for such a rapid growth in population.
We do not believe that Clitheroe should take the lion's share of housing and that other parts of the Ribble Valley would benefit from growth. Very few houses are planned for the villages and yet the schools there need more pupils.

Education
- RVBC acknowledge there are significant implications at the Standen Estate site for education.
- Their response is that LCC holds the responsibility for providing adequate Primary school places.
- LCC unable to provide greater detail of available money for education as funding is only known until 2014, because the Government has not yet determined future funding.
- Land at Standen Estates will be available for a primary school but no plans to build one.
- The 1,670 new homes in Clitheroe will attract 306 children of Secondary School age.
- RVBC state there are numerous secondary schools in towns outside the Ribble Valley for additional Ribble Valley residents.

Health Service
- 1,670 new homes equal's 4,024 extra people living in Clitheroe, all seeking medical care.
- No confirmation Clitheroe Hospital will be upgraded or developed due to the economic downturn.
- No plans to increase GP practices but informed health services in towns outside the Ribble Valley.

Travel
- A Transport statement and a Travel Plan should support all developments.
- RVBC's response is that The Local Travel Plan contains no significant highway improvement.
- LCC will be developing a Local Transport Plan over the next few years.
- It is hoped to develop a Cycle strategy for the Town.
- There are no plans to increase public car park provision for the extra 2,269 cars.

Utilities
- No guarantees water and wastewater services for extra substantial developments can be provided.
- Continued liaison required to ensure timely delivery of a sustainable infrastructure.
- Failure will affect the quality of life for the existing community and the environment.
- New developments of substantial size will put pressure on existing refuse collections.
Leisure have no plans to fund a new sports Centre. No money available to upgrade Roefield Swimming facilities even though it needs maintenance.

The housing developments that have been designated for specific areas, particularly the large Standen Estate is an area of excellent farmland and beautiful countryside totally unsuitable for such large-scale development. This just seems an easy option for the Ribble Valley and more time needs to be put into investigating smaller more unobtrusive development and Brownfield sites as suggested by the government. I trust that you will think long and hard about the plans for development in Clitheroe and reduce the number to 25%.

Thank you.

Yours Faithfully