Philip Dagnall

From: 14 June 2012 17:11
To: Core19
Cc: evansn@parliament.uk
Subject: Ribble Valley Core Strategy 2008 - 2028: A local plan for Ribble Valley

Follow Up Flag: Follow up
Flag Status: Red

Dear Sir/Madam

I am writing to strongly oppose the housing developments proposed for Clitheroe in the Ribble Valley Core Strategy. Clitheroe's population at present accounts for 25% of the population of the Ribble Valley. Yet, in the council's proposal, Clitheroe is being expected to take over 40% of the Ribble Valley's new development.

There does not appear to be a sound infrastructure plan in place to accommodate this extra housing and the consequent significant rise in the population. The increase of this many houses in a small market town will significantly affect the quality of life of the existing community and have a detrimental effect upon the environment.

The proposal for a large development on Standen Estate will have a huge impact upon the number of cars in Clitheroe and there does not appear to be any significant highway improvement planned. The junction on the A59 with Pendle Road, is already an extremely dangerous junction where numerous accidents and a number of fatalities have occurred.

In terms of education, there appears to be significant implications on the Standen Estate site. There does not appear to be plans to build a new primary or secondary school in Clitheroe. Children who live in Clitheroe should be educated at schools in Clitheroe. It is not acceptable as the RVBC have suggested for secondary school children to travel to schools outside the Ribble Valley.

There are no plans to increase the GP practices in Clitheroe. Again the suggestion seems to be that people can travel to towns outside the Ribble Valley for their health services.

It seems that RVBC has not planned the required infrastructure for a development and increase in population of this size. The RVBC seems to be suggesting by their lack of provision of services that people can access services outside the Ribble Valley. This does not appear to be in line with the current government's environmental policy where "The Government believes that we need to protect the environment for future generations, make our economy more environmentally sustainable, and improve our quality of life and well-being." [http://www.conservatives.com/policy/where_we_stand/environment.aspx].

Without the infrastructure in place in the Ribble Valley, more journeys will have to be undertaken by the local population in cars and public transport. This does not fit with a policy that is designed to protect the environment for future generations. The government also states that communities will be able to protect green spaces. The proposed Standen Estate development is not on a brownfield site but will encroach on a large proportion of green fields that surround that side of Clitheroe.

The proposed plan is therefore unsound on the basis of inadequate infrastructure. As Clitheroe makes up 25% of the Ribble Valley population, it should not be expected to absorb more than 25% of any proposed new development and only then if the necessary infrastructure was in place to accommodate a 25% rise in the population with detrimental effects on the existing community.

Yours sincerely

15/06/2012