Dear Sir

I write regarding my concerns about the “Core Strategy” for future planning and development in the Ribble Valley.

Having stood on the sidelines looking in on the “LOCAL” Planning Committee and their total lack of disregard for what LOCAL people want for our town and the wider Ribble Valley.

The Ribble Valley is an area of outstanding beauty. Clitheroe itself is advertised on the “Visit Ribble Valley Website” (http://www.visitribblevalley.co.uk) as:

“Nestling between Pendle Hill and the grandeur of the Forest of Bowland, is the bustling historic market town of Clitheroe. Hear the echoes of the chiming Town Clock as you amble through the undulating pebbled streets seeing that traditional customs and local charm really do still exist in these modern times”.

Clitheroe is a Market Town and it should remain a market town. If residents wanted to live in a large town or city then they would move to towns in the surrounding area.

The 25% for 25% fair and equitable petitions were established to bring attention to this hugely biased Core Strategy. If we adopt a more realistic approach to housing in the Valley then the following example may address what is believed to be the needs (based on a developers view):

- 4000 new homes in the Valley without plans for the necessary infrastructure will be a huge burden on the area – this would also be contrary to The Localism Act.
- However, no massive sprawling estates would actually needed if 120 houses were to be built each year for the next 16 years (1920 houses) 60% affordable 40% Open Market
- This provides 1,152 affordable and 768 Open Market houses
- Using the plans for 4000 houses would only provide 1200 affordable homes (please note this is only 48 less than the 120 per year approach) using the current 30% Affordable 70% Open Market rule

If we applied the 25% for 25% fair and equitable statement, then Clitheroe should be taking 25% of the total (480) - this amount of new homes has already been built or is in the planning process in Clitheroe.
The Plans for the "Standen Estate" appear to have no infrastructure or support structures for the increase in population. There are no additional schools or health services, no transport services and no additional roads for access to and from the sites.

Please act now before it is too late for the Ribble Valley and Clitheroe in particular.

Yours sincerely

[Signature]

13/6/12