Sirs - I wish to object in the strongest possible terms to the proposed new housing on the Standen estate in Clitheroe on three main grounds - the total number of houses involved, the lack of a sound infrastructure plan and the removal of prime agricultural land.

Clitheroe makes up 25% of the Ribble Valley population and should not have to absorb more than 25% of any planned new development, particularly with the present over-loaded infrastructure. This size of development would add a totally disproportionate enlargement and suburb to the present town. Clitheroe certainly needs AFFORDABLE housing but very little house building which is truly affordable for many people has been built in Clitheroe and surrounding villages.

The Infrastructure plan, as set out, is not a credible working document being filled with many hopes and aspirations and without firm commitments to provide the improved and extended services and facilities which would be necessary for any sizeable housing development, as suggested. The infrastructure plan is poorly constructed, unsound and unfit for purpose.

To approve a plan which removes a significant area of good agricultural land, such as the Standen estate, would be to approve a short term fix whilst ignoring the longer term requirements of agricultural needs.

Yours faithfully,