Chitterne makes up 25% of the Ribble Valley population. It should not be expected to build 12% of the overall plan. There is no credible infrastructure plan to cover Education, Health, Transport and Utilities. This makes the whole plan un sound and ill thought out.

Education

What plans have been made for school places for the extra children that will come with the building of 1670 additional homes? Junior schools and Secondary schools are full. Is it right that children should travel out of the Ribble Valley? LCC has not given any assurance that they will have the money to build a school at the Standen estate. It would not be right socially or economically that secondary children should go to school in Blackburn, Accrington or Burnley.

Transport

There are no plans for significant highway improvements. Roads in Chitterne are increasingly congested, particularly at school times, making some roads passable only on a one way system. There are no plans to increase public car parks when there would be 2259 extra cars. Where will they park? No one knows.
Health
1670 new homes could mean 4024 extra people living in Clitheroe. The health centre is working at full capacity. There are no plans to increase G.P. practices, where would all these people see a doctor? No one knows!

It would appear to be obvious to the man in the street that 1670 new homes cannot be built in a piece meal system without serious thought & planning being given to the provision of Utility, Health, Transport & Education Services.

By building on small sites throughout the town, removes open land that can be used for leisure services by the local people. Playing fields & parks need to be planned throughout the town & kept for future generations. Land owners have an obligation to their fellow town folk & not be allowed to sell land or playing fields out of greed.

The RVSC needs to go back to the drawing board and concentrate their thoughts on the Standen Estate where new infrastructure, schools & health services can be planned & built before the housing is completed. This will the town of Clitheroe to stay as the friendly market town it used to be.
I enclose also my comments already made on the prospective building site on Chatsworth which at the present is a designated open space & for all the above reasons should remain so.

14 June 2012
Comments on the Review Policy G6
Site ref 012. Asy. Chatteris Hospital.

The S1AA states the potential capacity of the site to be 167.2 based on 4.0 dwellings per ha.

Highways.
Chatteris road is an increasingly busy road. The road is frequently congested causing one-way traffic. This in turn increases traffic and parking related to the Chatteris Link. This happens during the day & evenings, even & a parent evenings.

Development of this site could produce 300 extra cars requiring access to Chatteris Rd. Thus increasing the risk of congestion and accidents.

Schools.
The local primary school is already over subscribed. Where would children from these new houses go to school?
Would they walk 1½ - 2 miles to other schools or be driven causing more congestion?

Drainage
This development would make extra demands on the drainage system down Chatteris Rd. The road floods during heavy rain by the hospital. Is it able to deal with a higher load?
Playing fields

Though used rarely by CRGS, they are used on a very regular basis by local football teams.
The fields were used this year by the Army working with children from the Grammar School.
Playing fields should not be sold through greed. They should be kept for future generations.

Nature Conservation Area

Some trees in this area are covered by a T.P.O. There is a wide variety of bird life including Jays and Woodpeckers.
Squirrels are common visitors to these fields.
Rodents are seen in the fields from time to time.
Should we not be protecting sites such as this?

Adjacent to Industrial Site

Residential building should be kept away from industrial sites. The noise from this site can be quite intrusive.
The public services in Clitheroe would be severely stretched by a development such as suggested for this site. I feel that development in Clitheroe & the Ribble Valley should be in an area where schools and health services can be developed alongside - and thus having the appropriate infrastructure.

For all the above reasons I feel that this site 012 should continue to be listed as Essential Open Space.