Dear Sir/Madam,

RIBBLE VALLEY CORE STRATEGY - CONSULTATION

I am strongly opposed to 2 proposals in the Core Strategy:

1. The building of 1670 additional houses in Clitheroe over the next 20 years; and
2. The building of over 1000 houses on the site at Standen.

I do not feel that either proposal has been adequately justified.

1. Clitheroe currently makes up 25% of the Ribble Valley population. It is not fair or reasonable that the town should be expected to absorb 42% of the Ribble Valley’s new dwellings in the absence of a credible infrastructure Plan. The proposals would have a huge negative impact on the character of the town and would place great strain on the town’s fragile infrastructure.

2. The Infrastructure Plan that has been prepared to support the Core Strategy shows that the town would be adversely affected by the additional new dwellings. There are no guarantees that water and drainage services can be provided to support this level of development; there are no plans to extend health facilities; there are no plans to upgrade transport facilities; other than vague proposals to develop a local transport plan and cycling strategy; there are no plans to upgrade leisure facilities; and there are no guarantees that education facilities would be improved or extended. With the Government committed to austerity and more public spending cuts, it’s hard to see this situation improving in the foreseeable future.

3. The site at Standen contains attractive countryside, a network of well-used public footpaths as well as good quality farmland and diverse range of wildlife habitats. It provides an attractive setting for this part of town and is a valuable resource for local people. The release of land for 1000 new houses would completely change the character of this area resulting in the loss of attractive countryside, valuable farmland and diverse wildlife habitats. It is not clear how the local road network would cope with this level of housing.

I accept that the plan must make provision for new housing and that Clitheroe must also take its fair share (i.e. 25% or 1000 houses) Given that planning permission has already been granted for about 600 houses in the town, I feel that the Core Strategy should make provision for a maximum of an additional 400 houses in Clitheroe.

In allocating land for 400 houses, the priority should be brown field sites that will come forward during the Plan period, not the release of green field sites like Standen. The situation should be monitored, and any further release of green field land should be a last resort.

Yours sincerely,