To The Council

I write to object to the Council's support for large scale housing development in the Standen Hall Estate area.

The prospect of 1000+ new dwellings on the south edge of Clitheroe would have a major and negative impact on the town, and should be avoided at all costs. The areas under consideration have considerable informal recreational value to local residents, provide valuable wildlife habitats and contribute to the natural beauty of Clitheroe as a small rural market town, for residents and visitors alike.

It is understandable that we need more dwellings for local people who cannot afford current market prices, but integrating them within the current community at an acceptable rate is a much more sensible aim. Distributing development across the borough will reduce the damaging effect of a large "new town" development, with its seriously detrimental impact on the rural nature and beauty of Clitheroe. Furthermore, sensible development across the borough will have positive effects, for instance, in terms of strengthening the viability of village schools and businesses.

Any development must proceed carefully and at a pace that allows absorption within the community. The sheer size of the current proposal is frightening, and will surely be unacceptable to current Ribble Valley residents. Think for instance of the impact on school places in the borough, and the traffic problems at peak times both round Clitheroe town centre and joining the A59 from Pendle Road or Whalley Road, which are already difficult and will only be more so with 2000 more cars.

The Council is in office to represent the residents, not to ride roughshod over their clearly expressed and strong opposition.

Yours faithfully,