Dear Sir,

Re: Core Strategy Consultation

I write to register formally my objections to the proposals to build an excessive number of additional properties in Clitheroe.

Having read the Local Housing Plan produced by RVBC I have a series of concerns namely the lack of a sound infrastructure plan.

When considering the substantial developments being considered in particular the Stanned Park proposal there does not appear to have been due consideration to:

Utilities- Water and wastewater services cannot be guaranteed, I consider that this will impact upon the current quality of resources for current residents. Pressure will be added to refuse collections, the facilities provided for recycling will also be stretched.

Health- Currently there appears to be no plans to upgrade the hospital in Clitheroe to meet the demands of substantial additional population to the area. Similarly there do not appear to be plans within the infrastructure plan to increase provision for GP practices or Dental practices in Clitheroe.

Transport- There does not appear to be a clear Travel Plan supporting the development. By supporting such a significant addition to the Clitheroe area it is inevitable that massive pressure will be put on the current transport systems in place as well as adding to the pollution in the area, further reducing the welfare of current residents.

Education- There are no clear commitments to provide additional primary school facilities for such a significant addition to the population, without such accommodation these plans would be setting out an acknowledgement that families would need to transport their children to a vast range of schools throughout the borough adding to the transport issues for the local community. Similarly there are no plans to accommodate pupils at secondary age sector therefore subjecting pupils to the need to commute significantly.

Recreation- There do not appear to be any robust plans to enhance the recreation facilities for such a large increase in the population to the area.

The surroundings of Clitheroe in particular near the proposed Standen Park area provide beautiful quiet areas for walking and cycling, such a large development will have a detrimental impact upon the environment and wildlife within this area.

Employment- Many residents in the area already commute for employment. Such a significant addition to the population could not be accommodated in terms of employment provided from within the Ribble Valley. As a consequence these plans would be providing accommodation for people who are relocating to the area with a plan
commute to work. Frequently residents have moved to the area away from Blackburn and Burnley often to secure quality education for their children, this cannot be guaranteed based on the RVBC infrastructure plan. Also people will be relocating to an area which will be significantly affected by the size of such expansion resulting in a detrimental impact upon the current Market Town, such plans are effectively changing the Ribble Valley into a Milton Keynes new town!

I feel strongly that the proposal to add such a large building development at Standen Park to be totally inappropriate for the area. Since Clitheroe equates to approximately 25% of the population within the Ribble Valley then this community should not be expected to absorb any more than 25% of the planned new development. Also, plans to develop should be carefully considered with a real commitment to utilise any brown site as a priority, so that we grow effectively and in proportion, without scaring our surroundings and damaging or compromising the green space in and around our market town!

Presently a very large number and range of properties are available for sale and rent in the Ribble Valley. I do not believe that local needs exceeds the current availability of such properties; instead I feel that additional accommodation will provide housing for people moving out of local towns where if redevelopment within such areas (such as Blackburn, Burnley and Accrington) took place it would more than meet the housing need set out by the National Government. RVBC has a responsibility to and have been elected by current residents and they should listen and hear these residents. Many big developers will seek to build on Green Land in the Ribble Valley to enhance their profits, that does not mean that such plans need to be adopted, instead the beauty of this area and needs of current residents must be protected!

In summary I do not support the proposals, and do not consider the infrastructure to be sound.

Yours faithfully

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