

and J/14

Response to Updated Core Strategy.

We have already responded to the core strategy and attended the Planning Inspector's Examination of the Ribble Valley Core Strategy Development Plan Document. Many of the concerns that were expressed in writing and at the Planning Inspector meetings have not to our minds, been addressed. We outline below specific comments and objections to the updated strategy:

1. In the proposed main modifications document page 3 Ref; MM8 the following table is displayed.

Location	Residual number of houses required for each settlement
Clitheroe	240
Longridge	633
Whalley	0
Other settlements	145
Standen	1040
Total	2058

The table above is misleading as it gives the impression that there is a relatively low housing requirement for Clitheroe. What reason is there **not** to include Standen with the Clitheroe houses? Standen is immediately adjacent to the existing boundaries of the town. People who will live on the Standen Estate will use the facilities of Clitheroe – shops, amenities etc. It is **not a separate area**. Although the strategy document mentions the potential of some amenities being developed on the Standen site there is no guarantee and it is interesting that the strategy document can be no more positive than 'potential'. People will travel to the centre of town to use the main amenities increasing the pressure on the existing infrastructure and road network.

2. page 13 Ref: MM47 states :

'Previously developed sites should always be used instead of greenfield sites where possible'

The strategic site of Standen would be developed on a large area of greenfield land. Is this not a contradiction to a major component of the planning guidance? The development of Standen on greenfield land would be detrimental to the local landscape around the town. Page 50 of the SA report addendum states that the policy framework proposed protects the environment to help to minimize the adverse effects of the quantum of growth. It does not state exactly how it will do this. It also suggests that there will be strong design policies to mitigate the environmental factors. Again, this is quite unspecific as to what these strong design features are. Where are the guarantees that this will occur? Developers do not have a history of incorporating design features that minimize environmental impacts, especially where it may reduce bottom line profits.

Evidence from the Planning Inspector's examination of the Ribble Valley Core Strategy Development Plan meetings, where only one developer attended the infrastructure meetings is further evidence of the lack of interest shown by developers in matters other than the number of housing units they will be permitted to build.

3. Page 48 of the SA addendum document suggests that 'Good sustainable transport access (walking/cycling routes and public transport) to the Clitheroe amenities and transport hub would be essential.'

Our experience of living off Shays Drive is that hardly anyone walks from here to the centre of Clitheroe. Most people use a car, especially if they are going into the centre of Clitheroe for shopping. Suggesting that people on the new Standen Estate would walk into Clitheroe is not realistic. The Standen Estate is a further distance than Shays Drive from the centre of Town and the likelihood of people walking [or cycling] into town is remote. Clitheroe is also not a 'cycle friendly' town. Although the proposed new estate may have cycle paths, the centre of Clitheroe does not, and could be considered dangerous for cyclists. For example, the mini roundabout at the bottom of Pendle Road, where car drivers do not always give way to cyclists.

The majority of people are thus more likely to use a car leading to excess levels of air pollution; it will not promote sustainability and will lead to travel bottlenecks in Clitheroe. Clitheroe is situated in a valley and air quality from the cement works and current traffic levels have been areas of concern for some considerable time. The increase in traffic flow and commuter traffic arising from the proposed Standen development will surely make this worse.

The report mentions [page 50 SA addendum], the good transport links in Clitheroe. If one bus an hour serving Claremont Avenue to the centre of Clitheroe only operating between 9.29 and 16.30 is a good transport link, then what is a bad one? The majority of people will not wait for a bus but use a car to get to and from the centre of town and to commute to places of employment within and outside of the Ribble Valley.

It is also stated on Page 48 that 'New schools, GPs and dentist infrastructure should be provided to accommodate growth as part of new development, notably in the Standen Estate.'

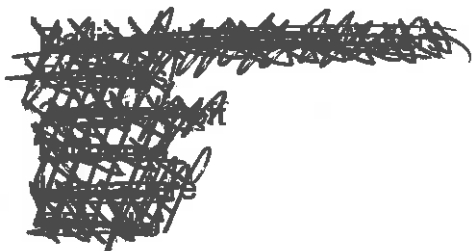
What evidence is there that this is going to or likely to happen. Where is the evidence of structured negotiations with relevant bodies to ascertain the likelihood of this happening? It is public knowledge for example, that bodies such as Lancashire County Council are currently identifying further budget cuts.

Why does the report only mention the possibility of a shortage of primary school places. Is this suggesting that in Clitheroe schooling stops at age 11? Which secondary school in Clitheroe are the primary school leavers going to attend? Surely logic suggests that if there is going to be a shortage of primary school places then there will also be a shortage of secondary school places.

Many people move to Clitheroe because of the quality of the schools. I do not think they will be happy with the RVBC or the LEA if their children are bused to other local towns such as Burnley and Blackburn which currently have a surplus of school places.

As we stated in our previous submissions and when we attended the Planning Inspector's Examination of the Ribble Valley Core Strategy Development Plan meetings, the core strategy has a major flaw which the modifications have not addressed. The Council believes that one large housing complex at Standen is a convenient way of meeting the perceived requirement for new homes in the Ribble Valley. We believe that this is a flawed option since it concentrates too many new homes in one area of Clitheroe to the detriment of the future quality of life that is likely to be experienced by all of the town's inhabitants.

The legacy that this Council will leave will surely be remembered. However we believe that it will be remembered not as a success but as the initiation of major over-development in certain areas of the rural Ribble Valley and to the detriment of other adjacent urban areas in East Lancashire which are anxious to attract developers, but are less attractive due to green belt constraints.



19/8/2014 15:36 TO WEBMASTER.

adria 5/9/14

To the Ribble Valley council,

First of all I must congratulate you on proving to me once again that you are the entirely self serving institution I always knew you to be. It's good to have a government authority that takes such a strong stance on doing whatever it is that happens to suit it best; rather than actually taking into consideration the wishes of those whom you claim to serve. That way you can stay true synonymity of ignorance and decadence which so many associate with the Ribble Valley Council these days.

I assume that you have be able to detect an overtone of sarcasm in my earlier comments, but if you do not possess the necessary intellect to have done so (which is entirely possible seeing as this is the Ribble Valley council which I am addressing) then allow me briefly to reaffirm my position. Neither I, nor anyone else in the Ribble Valley are particularly happy with you at the moment. The reason for our discontent lies in the fact that you blatantly and irresponsibly ignored the wishes of the residents of Whalley village; concerning the issue of the new housing developments in that area.

Now, correct me if I'm wrong, but I'm pretty certain that we, the people of Whalley village made it perfectly clear to you where we stood on this matter. In fact, I struggle to see how we could have made our position more transparent ; for I find large yellow placards emblazoned with the words "WHALLEY SAYS NO TO MORE HOUSES" fairly self explanatory. Now, in theory, the council is a body established so that the views of the people may be represented on a local scale. Council tax is paid so that you might better be able to carry out our wishes; it is you who serve us after all, and not the other way round. But that is only in theory. In practice the council is a body dedicated wholly and completely to self service, and the need to satisfy the insatiable greed and lust for petty power of those of whom it consists. If one good thing has come out of your approval of this new development plan, it is that your institution can no longer hide behind the veil of servitude. Your position has been made clear; your callous greed and reckless hypocrisy is out in the open for all to see.

Do not make the mistake of thinking that we are fooled by your insistence that all you did, you did so that Whalley village might prosper. The facts speak for themselves. Whalley is is a small place; and engineers and road traffic analysts alike have confirmed it preposterous to suggest Whalley would ever be able to cope with the strain 260 new houses would place on the sewage systems and country roads. But of course none of that matters to you where money is concerned does it? Greed will always override common sense with you won't it? I know as well as anyone that the addition of 260 extra houses means that you are able to claim more council tax from the new residents. The innate parasitic nature of an institution such as yours; jumping at the opportunity to leech more money from us; no matter what the cost to the people, or the natural beauty of the area you claim to serve, is one of the broader problems of society as a whole. You enchant us with the illusion of choice, this idea that what the common people want actually matters; that we actually wield any power where our future is concerned. But this is a lie. It doesn't matter what we want, or what we need, and you know it. You decide what matters, what is truly important. And what is so to you some bureaucrat from the council gets to line his back pocket with the council tax from the 260 extra houses that the people of Whalley village made it crystal clear we didn't want. If you're still convinced by you own lie then ask yourself this; If what we wanted was important to you, if we had any control over our future, then would the developments be taking place?

You think us sheep. You think we will blindly follow you into whatever ridiculous predicament you lead us. You think we will believe the nonsense you spout about the developments being for the greater good of Whalley village. But we are not fools. We know that it all comes down to money, and that duty and honour of office, that the obligation you hold to respect the wishes of those you claim to serve means little compared to an extra '0' on your nice fat pay cheque. We know all this, and despise you for it.

~~XXXXXXXXXX~~ sixth form student.

If necessary reply to ~~XXXXXXXXXX~~ but theres no point holding my breath is there?

adid 8/9/14

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R. 5/9/2014.

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4/9/2014.

Dear Sir

Re Core Strategy
Ribbles Valley.

The houses built originally as affordable houses for local young people who live with their parents in Mellor and wish to buy their own property has been a complete disaster for Mellor. The people who it was intended for could not afford to rent or buy them as they were too expensive, so the housing association let them out to

unemployed who could rent or buy.
This has led to some undesirable
people some on DHSS assistance
having their rent paid for by you
& I the taxpayer, these people
have along with others who are
working & paying their way all
these people have moved or have
been moved from outlying towns, not
from Meller or the Ribble Valley
which was the original idea.

This project has completely
backfired & we in Meller do not
want to see this happen again.
We in Meller are proud to live here
& be part of The Ribble Valley.
We do not need any more houses
here as this causes so much

Unrest. When people are moved here and have no interest in Rural life/Village life and have caused such a lot of resentment.

P.s There affordable houses were built on an area that blocked out Cottages that had lovely views over open farmland + devalued their property. We should all learn from this mistake + make sure we do not repeat this ever again.

N.B. hope the RVC planning dept + the Government inspector reads this letter + takes note of these comments which is the view of many Meller residents.

Yours Faithfully

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