

Philip Dagnall

From: [REDACTED]
Sent: 03 March 2019 10:09
To: nmods22
Cc: [REDACTED]
Subject: Highmoor Park

Dear Sirs

Our faith in the democratic process has been shattered. We recently watched a debate from the Houses of Parliament where the Housing Minister Kit Malthouse gave assurances that there were mechanisms in place to ensure there would be protection of land from too much development. He cited the use of structured plans for Borough development and that there would be rigorous oversight to ensure the correct procedures were followed. This was all very reassuring until we get to translating this on the ground. The level of approvals at local level discredits his claim completely.

From the layman's perspective it appears in the Ribble Valley adherence to the Structural plan does not apply in reality. The council some years ago identified the necessary capacity of land needed to meet central governments request for additional allocations of land. AT that stage we could plan our lives accordingly.

We are objecting to the Highmoor Park development which is not part of the Structural plan. We have been told we have a less than 5% chance of success of resisting this development as the developers always get their way in the end. This from Local land agents. !!!!!!!!. In a democratic world to be presented with such a foregone conclusion is unacceptable. There are plans approved at Standen for 1000 homes. At the time assurances were given that this would satisfy the land requirement for the next 10 years which was accepted as part of the Structural plan. Fair enough. The residents of the town now rightly feel betrayed as the rules and commitments are not being stuck to.

This is unacceptable. We requested a meeting with the Housing Inspector when he came to visit and we were never given the date of his visit [REDACTED] who leads our team of objectors requested a meeting only to find he had been and gone without anyone being advised. The council officers have totally compromised themselves as they now appear not to be fair in the process. We still want to see the Housing Inspector to put our point of view.

We appreciate there is additional land needed for building now being requested but we would urge the council to follow the rules and the plan. The Highmoor development simply should not take place. Clitheroe has taken more than its fair share of Housing. There is a 15 mile stretch of the A59 from Salmesbury to Northcote roundabout that has had only 50 houses newly built in the last 25 years other than the old mental institutions of Brockhall and Calderstones. This is unfair and unacceptable as Clitheroe chokes on overdevelopment.

Further the fact that a developer can come along and get permission more or less straight away for 100 houses outside the strategic plan is unacceptable.

The fact that the so called rigorous process must be adhered to is a joke in most peoples eyes. What the developers want the developers get is now how it seems to the ordinary citizen.

Is it any wonder that there is no faith in the process and their application.

The council should hang their head in shame as our faith in democracy gets trashed by the over development free for all.

Confirmation of receipt of this email would be appreciated however we will not hold our breath.

Many thanks