

**From:** [REDACTED]  
**To:** [pmods22](mailto:pmods22@ribblevalley.gov.uk)  
**Subject:** Consultation on Proposed Main Modifications - Additional Housing Sites  
**Date:** 15 April 2019 10:47:08

---

**This email has been delivered from an external source.**

**Do not click any links, open any attachments or reply to this email unless you are certain this email content is legitimate.**

**\*\*\*\*This email was sent to [pmods22@ribblevalley.gov.uk](mailto:pmods22@ribblevalley.gov.uk). An automatic response has been sent to the email sender\*\*\*\***

Dear RVBC

I am writing in response to the proposal for additional housing development as set out in the document named in the subject of this email. Generally I am dismayed at the current level of new house building that is already taking place in Clitheroe and the wider Ribble Valley, which must now run in to the thousands. My main experience is of the developments in Clitheroe which has seen a huge increase in housing stock with very little improvement or increase in infrastructure to accommodate an increased level of population or traffic.

Clitheroe is a small market town with the infrastructure to match. We have seen no significant increase in capacity in the areas schools and health centre and have just 1 new roundabout on the A59 to improve traffic flow.

The initial assessment for new housing need was supposed to be based on the Councils economic development plans for the area so that an increase in employment in the Ribble Valley was matched with an increase in housing stock.

I would like to see evidence of the result of this economic development plan and know how many new jobs have been created in the borough as a result of these plans.

I would also like to see the plans for infrastructure improvements in the Ribble Valley that directly relate to the accommodation of a large increase in population in the borough.

As both are directly linked to new housing development I assume the information will be available. Can you also supply the original number of additional houses planned for the Ribble Valley, and for Clitheroe, in the Councils housing strategy, and tell me how many houses have already been constructed, are under construction and are currently approved and awaiting commencement of construction. I believe that as a resident of the Ribble Valley I should be able to understand where this current proposed modification now sits in the overall number of planned housing for the borough.

The development that would most directly affect me is the Hawthorn Place site as I live on Barker Terrace, very close to the entrance to Hawthorn Place. Hawthorn Place is a small residential street that has already accommodated traffic requiring access to a relatively new area of housing at the bottom. The road is used for resident parking on both sides and the addition of 40 dwellings at the bottom end of Hawthorn Place, and only being able to use Hawthorn Place for access to and from this site, will add a significant amount of traffic to this road.

If the Waddow View development, already approved for around 400 houses further down Waddington Road, takes place this junction will become over burdened with traffic and increase the possibility of accidents for vehicles and pedestrians.

We cannot keep assuming that every small piece of land around the current developed area of the town is suitable for housing without assessing the impact for the current residents, taking into account the already high number of houses built or approved.

I would like the information requested to be sent to this email address so that a fuller picture of the level of development in the Ribble Valley and Clitheroe can be seen more clearly.

Thank-you in advance.

██████████

Sent from [Mail](#) for Windows 10