

Philip Dagnall

From: [REDACTED]
Sent: 09 April 2019 21:26
To: pmods22
Subject: Comments re planned changes to Ribble Valley housing development plan.
Attachments: Objection Letter.docx

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This email was sent to pmods22@ribblevalley.gov.uk. An automatic response has been sent to the email sender

Dear Mr Hirst,

Thankyou for your much delayed recognition of our objection to the proposed changes to the Ribble Valley development plan. Whilst I acknowledge that staff absences cannot be avoided, in many other walks of life replacement would be put in place to deal with outstanding work. I must admit, I am unsure why you could not have seen that this was the case in this instance especially when planning and housing developments within the Ribble Valley are such a contentious issue at the moment.

The 5 month waiting period for acknowledgment is really not acceptable, and the fact the letter from yourself is not date marked but arrived AFTER the second consultation period started raises further questions and concerns regarding this proposed change. Why has there been a need for a second consultation ?

I am again submitting comments regarding objections to proposed changes. We have made additions to the initial letter which raise concerns about the water run off from the field that the proposal relates too.

I look forward to your hasty response on this matter.

Yours sincerely

[REDACTED]
[REDACTED]

Sent: 03 September 2018 20:23
To: pmods22@ribblevalley.gov.uk
Subject: Comments re planned changes to Ribble Valley housing development plan.

Good Morning,

Please find attached our comments regarding the proposed housing development plans particularly Site 13 at Highmoor Farm Clitheroe.

kind regards

[REDACTED]

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5301 S. DICKINSON DRIVE
CHICAGO, ILLINOIS 60637

RECEIVED
DATE: 10/10/2011
TIME: 10:10 AM

TO: [REDACTED]
FROM: [REDACTED]

SUBJECT: [REDACTED]

RE: [REDACTED]

DATE: 10/10/2011

RE: [REDACTED]

RE: [REDACTED]

RE: [REDACTED]

RE: [REDACTED]

RE: [REDACTED]

RE: [REDACTED]

RE: [REDACTED]

RE: [REDACTED]

RVBC HED DPD Comments re: site 13 HIGHMOOR FARM.

Your Ref: pmods22HEDDPD

2nd Consultation initial letter with additions.

9.04.19

Dear Mr Hirst

I am writing in relation to the modifications to the housing development plan for the Ribble Valley, in particular site 13 located at and around Highmoor Farm.

The development planned for Highmoor Farm of 100 residential units leaves me with 2 major concerns - Access and Loss of Rural Life and Wildlife. As well as those I also have concerns about the future development of suitable infrastructure in Clitheroe to support these further developments and those already in progress.

Access

The potential development of 100 residential units at Highmoor Farm will mean Pendle Road will have to accommodate, potentially, 200 more cars on numerous journeys throughout the day. With the Standen Development of 1050 residential units already in progress I would suspect most households will have 2 cars. This will mean we will already see a significant increase in cars on that route before any future developments are approved. Personally we don't think the road will cope with this number of vehicles as many pot holes and dips have appeared since the start of this development with the increase in cars and HGVs using the road. In addition to the condition of the road it will cause major traffic congestion on and around Pendle Road, as we have already seen this since the start of the Standen Development.

It should also be taken into consideration that the new A59 roundabout at the top of Pendle Road will increase use of the road. Prior to its building cars travelling from the Skipton side were unable to turn right into Pendle Road, once the roundabout is completed I would presume that this restriction will be removed.

As well as vehicles there is already large footfall of people who walk on Pendle Road for a variety of reasons. I have noticed since the completion and sale of the first round of Standen properties that this is increasing. The number of young families, young people and children using the footpath is significant; with many teenagers walking up to the Grammar School playing field to play football for Clitheroe Wolves or up to Four Lanes Ends to walk dogs or ride bikes with their young children. The potential significant increase in traffic will see the dangers, particularly as there are no safety crossings anywhere on the road, and pollution to these people increase greatly.

As I understand it this development at Highmoor Farm will replace those potentially outlined for Wilpshire and Ribblesdale View, Chatburn, with the only apparent reason being that one bigger site is more practical/deliverable than 2 smaller sites.

Whilst it may be more practical have considerations been taken into account regarding the transport issues I have mentioned above along with the schooling of children who move into these houses, and health care provision, all things that will be further stretched by the developments that are already happening around Clitheroe.

The numerous developments that have already taken place around Clitheroe, over the last 5 years, and that continue to be built will need dramatically improved infrastructure to support them, so far none of this seems to be taking place. Schools within Clitheroe are close to full, the police station is

unmanned with officers coming from outside to deal with incidents and the fire station is retained all things that if the town is to continue growing at the rate it is will need to be addressed.

Surely keeping the developments in Chatburn and Wilpshire will enable their schools (both undersubscribed) to benefit from an increase in pupils?

Wildlife and Loss of Rural Outlook

The fields around the potential site at Highmoor Farm and in particular the meadow between the farm and Pendle Road are a breeding ground for curlews. It is reported that these are in decline with their numbers falling significantly between 1995 – 2008 by 42%. As well as Curlews the fields and hedgerows are home to numerous amounts of wildlife including bats, herons, sparrow hawks, owls and jays. There are breeding ducks that return each year and use the various watercourses, hedges, fields and ponds at neighbouring properties to bring up their young, as well as toads and frogs. In addition to these there are normal birds including robins, woodpeckers, tree creepers, nuthatches, wagtails and many more. All these animals would be directly affected by the potential 100 residential unit development as they use the areas which are planned to be built on.

Since the development at Standen has begun there has already been a significant impact on the stream running behind our house. The Environment Agency have been out to assess the impact and on one instance he bought the Site Supervisor down to look at the state of the stream. Unfortunately, they are due to come again as there are still pollution issues which appear to have been further impacted since the work began on the roundabout.

The reasoning behind changing the housing development plan to favour a 100 residential unit development at Highmoor Farm an important rural breeding ground instead of the original sites is unrealistic given the infrastructure surrounding the area, the transport links which are already going to be overused by the 1050 Standen development just because a bigger site is more deliverable than the 2 smaller sites.

Although not part of this plan, once permission is given to build here how long would it be before we see a further plan which will include housing all the way up to the A59, which seems to be the long term aim. Recently Clitheroe is giving way to too many large scale housing developments, in the long term the natural beauty and the Lancashire market town feel that Clitheroe has will be lost, that will be a very sad day, but it will happen if the rate of these large builds continues.

09.04.19

Since the first consultation period we have suffered significant rainfalls. I have attached several photographs to show the effects of significant rainfall on the fields and surrounding streams. If any further development is to take place significant planning will need to place to enable the local watercourses to cope with any rain fall. The field is a natural soak away for a large amount of water. Any building that takes place on it will significantly reduce the natural local soakaway. The water flows from Pendle Hill and already causes issues by the time it reaches the junction of Pendle road and the inner ring road.

The pictures were not taken when the stream was at its highest.



Field where houses are proposed to be built usually no water runs across this meadow.



Meeting point of water from side of the field where houses are proposed to be built. (not at its highest).



Corner of the field where development proposed (not at its highest) and neighbouring property.



Stream running through field which has proposed development within it into neighbouring property.

Yours sincerely,

