

Philip Dagnall

MM151

**From:** [REDACTED]  
**Sent:** 21 August 2018 16:30  
**To:** pmods22  
**Subject:** Planning application no 3/2018/0688

Sirs,

I write to object to this speculative application by Gladman to build up to 110 houses on land off Henthorn Road. The company is once again seeking to exploit a perceived current loophole in the Core Strategy process which should be vigorously resisted by the RVBC. It is extremely unfortunate that the illness of the Inspector led to the postponement of the formal examination of the Development Plan Document as the site allocation within the Core Strategy should have been settled by now. The issue is further compounded by the successful Longridge appeal with the Inspector suggesting a 20% buffer was appropriate, given the slower take up than anticipated, rather than the 5% adopted by the RVBC which showed a 5 year supply. To address this issue the RVBC has allocated sites for an additional 180 dwellings in Clitheroe which is on top of the original 2,320 agreed, albeit reluctantly by most Clitheroe residents. The April 2018 Housing Land Availability Schedule shows that within the 20 year plan period from 2008 there was already an oversupply of 56 houses. To date there have only been 793 completions just over 30% of the revised target and yet the residential development is already impacting on the infrastructure and amenities of Clitheroe and in particular parking and traffic issues are increasingly apparent. This will only worsen as the planned development moves forward without the impact of a further 110 houses off Henthorn Road. The vast majority of traffic to and from the proposed development will have to go through Clitheroe which will further exacerbate traffic issues - this is not a site which is appropriate for further development unless a southerly bypass was to be put in place.

I take some comfort that the RVBC must have known that an application at this site was likely to be submitted and that despite this it was not included either in the tier 1 or 2 sites under the recent modification to the allocated sites.

The development will have a serious adverse effect on Siddows Hall.

[REDACTED]

is an inappropriate site for development