



24 August 2018

Site 13 – Highmoor Farm

I am extremely concerned that yet another site is being proposed in this part of Clitheroe.

There is already the development of 1000 homes at Standen Park and we are yet to see how the traffic will impact on Pendle Road and the junction with the A59.

I believe that Highmoor Farm is unsuitable and should not be considered as Additional Housing on the following grounds:-

- The site is located outside of the settlement boundary of Clitheroe. In accordance with adopted Policy G5 planning consent should only be granted in these locations for small scale developments which are essential to the local economy or the social wellbeing of the area; or needed for the purposes of agriculture or forestry; or sites developed for local needs housing; or small scale tourism developments and small scale recreational developments appropriate to a rural area; or other small scale uses appropriate to a rural area which conform to the policies of the plan;

The proposed development is at odds with G5. It is not essential. It appears more a way of Clitheroe Grammar School looking to make profit at others expense.

- Access – further clarity is required on how the site will be accessed. If from Highmoor Park the existing farm track is narrow and used extensively by walkers as well as farm vehicles.

The farm track is unsuitable to accommodate significant volumes of traffic and then traffic from these new homes is to lead to Pendle Road which is already busy and has to cope with the massive new housing development of Standen Farm. An access feasibility study and capacity surveys should be undertaken before the site is even considered to be allocated to confirm that safe access can be achieved and that the redevelopment of the site for residential use will not result in a severe impact on the existing highway network;

The track comes out onto Highmoor Park past existing housing and there will be disturbance and traffic noise. Highmoor Park is already a busy thoroughfare serving a large estate. Then this additional traffic is joining that of 1000 homes from Standen Park going into Clitheroe and out of Clitheroe. Already at peak time and certainly all weekend this road is lined with traffic.

- Landscape – the site is currently within the open countryside where development is generally resisted. National and local planning policy seeks to protect key views and landscapes;

The fields offer open views across towards Pendle View and this would be lost by such a development.

- Ecology – the site is agricultural land with hedgerows which could provide suitable habitats for bats and breeding birds – further investigative works should be undertaken before the site is allocated;
- A Greenfield site and should be developed as a last resort.

I do not believe that all the potential brownfield sites can have been fully investigated and that the only site available now is Greenfield, outside of the town envelope?

Brownfield sites must be used first, especially as it seems to be meeting a demand over and above the 5 year supply.

Therefore to summarise I am of the opinion that Brownfield sites need to be fully investigated and implemented prior to any consideration of a greenfield site that will lead to increased traffic, noise, disturbance, congestion, loss of views and agricultural land and is contrary to planning guidance.