

From: [REDACTED]
Sent: 17 August 2018 14:17
To: pmods22
Subject: Letter against plans for 100 new houses on land around Highmoor Farm

Dear Planners

I would first like to admit my views do concern the location, that are also shared with my neighbours, but also would like to state the real problems Clitheroe is facing with this "excessive" house building that is being undertaken at the moment.

I also feel it is reasonable to assume that the council see the owners of these new homes as council tax payers, and I would hope this is a minor, rather than a major reason, for allowing these new homes to be built?

Based on this and the following I would like to urge the council not to go ahead with accepting the sale of this land from CRGS for the building of 100 new houses that have been suggested by this planning proposition.

My concerns have been the same since the start of this aggressive rollout of new housing in Clitheroe and these are the following main points I would like you to address, there are many more reasons, against this and further developments, than I mention here.

1. **Traffic.** We already know that Clitheroe has problems within the centre and surrounding area that cause gridlock and many accidents. Even the new roundabout at 4 lane ends is not going to cure the situation. Queues will form at the entrances to the roundabout and this will just cause more frustration with drivers "chancing it" and more collisions will occur. Traffic lights might have been a better solution, but then that would be highlighting even more the ridiculous traffic problems we are now having off the A59 into Clitheroe.
2. **Facilities.** With the new houses must come new schools, recreation, car parks, access to hospitals, doctors surgeries, dentists, leisure facilities. Where is the planning for these? Clitheroe's resources are stretched as it is? Further, new roads will need to be built to cope with the volume of traffic, where is the planning for these roads and the money to build all of the above or are the estate builders looking to make an initial profit and then just "walk away"?
3. **Sorts of houses?** The reason we need more houses is for affordable housing for young people? So why are most of the houses in the 3, 4 and 5 bedroom category that are clearly more profitable for the developers to build?
4. **Loss of green spaces and farm land.** Clitheroe, once surrounded by farms and locally grown and reared produce is being turned into a mass of concrete and housing estates where food is now imported by the big supermarkets meaning that Clitheroe is rapidly losing its reputation and status as a "market town". This will bring to a halt visitors to Clitheroe and I see more social problems in the future as "profiteering" by building companies eats away at our traditional way of life.

There are many more "green" alternatives open to us? For instance I would like to see farmland kept by farmers to grow grass which although less and less be used for animal feed, could more

and more be used to provide green energy: this using grass farms that produce bio, carbon neutral methane that can be used as natural gas in our homes, a direct alternative to fracking which puts even more carbon dioxide into our atmosphere. This would also protect our wildlife and provide leisure for walkers and preserve our existing way of life in the Ribble Valley. This is important for education and the future of our young people in this and the surrounding area?

Do we want to see "Ribble Valley" renamed "Rubble Valley"! We should be proud of where we live and the beauty and variety it provides to the older, present and younger generations.

I would look to the council to think about our existing community and our shared values before giving in to organisations who want to sell their land and housing construction companies who only want to acquire it to profit from it?

If the land must be sold by CRGS to make money to improve the school, can the land not be bought for the benefit of the people already living in Clitheroe for use as leisure areas perhaps, something that will be needed to help to offset the impact of over 1000 new homes on the adjacent Standen Road site?

Better still, CRGS are probably only considering selling their land given to them by the Royals of a bygone day because of the cuts and squeeze of expenditure put in place by the current Conservative government? This is clearly a short cut bad idea as that is not what the Conservatives are about, the intention is to economise, not instead to sell off assets to raise money, money that will then be passed on to developers who have no interest in Clitheroe other than the profit they can make out of us. Seriously what builder would not accept an offer to build, the question is whether they should, but that is not in their interest.

I think, and many others do also that more than enough houses have already been added to Clitheroe and the surrounding villages and there is no appetite, or reason to build any more at the moment. I would suggest a waiting period of at least 10 years to let the existing new stock of houses settle in and those problems with the associated infrastructure be ironed out. Then and only then would it be reasonable to consider further development if there was clearly a need for it.

Please take into account my and others concerns and report back any comments though I hope you will see the point that we do not need any more houses at the moment and certainly not on the Highmoor farm site.

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