

Philip Dagnall

From: [REDACTED]

Sent:

02 September 2018 21:05

MM98

To:

pmods22

Subject:

Public Consultation - Highmoor Park Development Site

Dear Sir or Madam

Once again, I write to register my objection to yet another planning consultation, the request to widen existing settlement boundaries for Highmoor Farm with its potential to allow a planning application for 100 houses to be submitted. Having experienced at first hand the serious disruption and environmental impact of the current Standen Hall development, I cannot support the prospect of more construction for a town already reeling from the impact of so much housebuilding. Road closures, noise (reversing sirens beginning at 8.30 am and continuing throughout the working day, creating penetrating aural pollution, for example) dust, increased traffic and a positive forest of signage have seriously impaired the day-to-day quality of life for existing residents of the town, whose reasons for choosing to live here are being rapidly eroded. There seems to be no balance between the needs, rights and expectations of people already living and paying Council Tax in Clitheroe, and those who may need new houses to move into at some future date.

It is not clear from the map on the RVBC website where the entry to the new development will be, as magnifying it reduces its labelling to blurred pixels. However, if traffic from the development is to exit via the existing Highmoor Park roundabout on Pendle Road to go into the town centre, it will significantly increase the pressure on the mini-roundabout on Waterloo Road at Shawbridge, which I understand was already over capacity even before the Standen Hall development was begun. It also raises the spectre of idling traffic waiting to join the Highmoor roundabout at busy times, with the prospect of nox and particulate emissions delivering even more polluted air to the estate itself and the town as a whole. Again, there seems to be no account taken of the decline in air quality for those already living here, which will also, in due course, affect those moving into the proposed development itself.

The notes accompanying the consultation state that arguments which have already been submitted do not need to be restated, but I submit that clearly they do: there has been continuing and vocal concern about the lack of information on the way RVBC intends to cope with the overburdening of the town's infrastructure by more housebuilding. More development will increase the demand for waste disposal, water treatment, parking, school places (when the primary and secondary schools here are already at capacity), GP and hospital services to name but a few, and these are all areas where the system is already under pressure, yet there is silence about what will be done to mitigate the deterioration in quality of life for everyone here caused by further expansion.

Finally, as the type of new housing which has dominated existing new developments has been mainly of the four- and five-bedroom variety and there seems to be no mechanism for developers to be held to, for example, building affordable housing, even when it is included in the plans submitted, I cannot see that further development would benefit Clitheroe as a community.

Yours faithfully

[REDACTED]