

MM70



4 September 2018

Dear Sirs,

HOUSING & DEVELOPMENT PLANNING

ADDITIONAL HOUSING SITE 13 HIGHMOOR FARM, CLITHEROE

I should like to object to the proposal for additional housing in the Clitheroe area.

I am objecting specifically to the request to widen the existing boundaries for Highmoor Farm which will allow a planning application for 100 houses to be submitted. Site 13.

The grounds for my objection are as follows:

PLANNING PROCESS

The planning process has already granted permission for a large number of houses. Indeed it would appear that in every empty space (regardless of whether it was previously green field) houses are being built in the Clitheroe and surrounding area.

I believe that RVBC will have worked out how many new houses were required in the area when they proposed the current development. They went through the appropriate formal consultation and the development was approved. Indeed the development currently still being undergone is changing the face of Clitheroe and surrounding area for ever.

Whilst I think most people would agree that new housing is definitely needed, I feel to now to try to add on Additional housing is wrong and unnecessary. The houses yet to be built in the approved stage have not been sold.

It feels to me tantamount to opportunism maybe even favouritism for the awarding of permission for additional housing outside the previously consulted and approved development.

I do live on Highmoor Park and object specifically to the proposed Additional development of 100 houses on the adjoining land next to Highmoor Park, Site 13.

VOLUME OF TRAFFIC

Safety, congestion, no parking areas.

We already have a new development of more than 1,000 houses just off Pendle Rd (Half Penny Meadows). It is not unreasonable to guessimate at least an additional 2,000 cars on the road from that development alone.

It is also not unreasonable to think that if an additional 100 houses are built then there are likely to be at least an extra 200 cars all piling on to Pendle Road. This additional housing development must not be allowed.

I am very worried and concerned about the volume of traffic on to Pendle Road. Whilst putting in a roundabout at the top by the A59 might improve traffic flow, this does not and will not alleviate the log jam at Shawbridge by Lidl's and Taylor Street.

Congestion at Shawbridge is bad now, with Lidl's, Taylor St and the Clitheroe inner by pass road all close together. Very difficult for pedestrians and drivers alike and a real safety issue, particularly with the number families and elderly people who live in that area, eg. Pendle Court. A potential crash site. Health and safety must be paramount. With the already proposed 1,000 new houses (approx. 2,000 cars) off Pendle Road, driving around there is an accident waiting to happen.

I think it is reasonable to believe visitors will begin to avoid Clitheroe for shopping. It will just be 'too hard'. Roads congested, nowhere to park, queuing to get anywhere. They will find towns with better public amenities. I am speaking specifically about the areas off Pendle Road, but it is the same throughout Clitheroe. We do not need Additional Housing.

SCHOOLS

The schools are full. It is reasonable to assume they must be creaking with the current accepted proposed developments. They should not have to make considerations for 'Additional housing'. The standard of education in the Clitheroe area has always been 'top class'. Every school has provided excellent tuition. Something to be very proud of. All the additional children will mean that classes will be more crowded, teachers more strained, school resources even more stretched than they are already. We do not need Additional Housing.

RVBC/LCC

Presumably RVBC/LCC has planned their future resources based on the approved development plan. Even now, RVBC is not providing the excellent services that it always has, eg. Currently green bins replacement has an outstanding waiting time, due to over 200 bins waiting to be supplied to mainly new houses, and yet we build more houses..... I am sure there are much more important examples available of when RVBC/LCC are feeling the stretch. We do not need Additional Housing