

**From:** [REDACTED]  
**Sent:** 05 September 2018 20:02  
**To:** pmods22  
**Subject:** Proposal to alter settlement boundaries for Clitheroe

Dear Sir,

I read with concern, in The Clitheroe Advertiser August 16, that three new sites have been put forward for inclusion in the delayed Housing and Economic Development DPD. One of the three sites, at Highmoor Farm, would also involve the widening of the existing boundaries of Clitheroe.

As a long term resident of Clitheroe, I would like to object to these proposals. The residents, were led to believe that the original DPD document included sufficient sites to meet the 5 year supply target for housing in The Ribble Valley. This was based on the appropriate 5% buffer. However, the goal posts appear to have been moved once again.

Allowing the new sites to be accepted for building, would permit the construction of an additional 180 homes. Added to that would be the 34 bungalows applied for on land, opposite my house on Peel Park Avenue. The total number of new developments proposed would lead to an oversupply of housing in the next five years.

Further, these additional sites would not seem to fulfil some of the sustainability criteria, as outlined in the revised 2018 NPPF document.

**2.8a 'to help build a strong, responsive and competitive economy..... by identifying and coordinating the provision of infrastructure;'**

I would argue that there is currently little evidence of the additional finance gained from building companies, being co-ordinated or spent, by the council, on infrastructure. There is no sign of road improvements, extra car parks or expansion of health service, or leisure facilities, to cope with additional numbers of residents. Adding more houses will only increase pressure on the existing infrastructure.

In addition, the NPPF document indicates that to be sustainable developments should ,

**2.8c 'contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution.'**

Firstly, I would argue that releasing three further sites does nothing to fulfil the obligations as quoted above. Far from. 'protecting and enhancing,' our natural environment, yet more green, agricultural land would be lost from our rural area with the resulting disappearance of trees and habitats for birds and animals. This is certainly not, 'improving biodiversity.' The town is also rapidly losing its unique identity, as a small historic market town, as it expands at an unprecedented rate.

Secondly, additional houses means more people and cars, adding more waste and pollution to the environment around Clitheroe.

I would be grateful if you could add my objections to the many others you will no doubt receive from other worried residents who feel disenfranchised. You, the councillors, are the only people able to stop the rapid decline of our beautiful town.

Yours faithfully,

[REDACTED]