

Dear RVBC Planning Case Officer

MM 34.

We live adjacent to the proposed development site and are writing to ask that RVBC refuse the Boundary change for houses on Highmoor Park Farm Site 13.

Herein are our comments and objections relating to this application:

The new development will overlook the front of our property; this will lead to a loss of privacy and will certainly impact on the peaceful enjoyment of our home and garden which will also cause noise pollution and dust.

The buildings will be visually overbearing. It is inappropriate for this part of the town with so many new developments being built. Such a large scheme building plan would be totally out of keeping with the neighbouring properties from the original 1992 High Moor Park site. The loss of existing views from neighbouring properties would affect the residential amenity of neighbouring owners.

Pendle Road is already a busy and congested road; this additional concentration of traffic will cause traffic problems and create a safety hazard for other motorists and cause concern for neighbours with young children who currently enjoying playing safely together on the estate. How many accidents have happened at the top of Pendle Road, and now the Highways decide to put a roundabout in place, this will only attract more traffic on Pendle Road. Our Town of Clitheroe cannot cope with anymore congestion; the town's infrastructure is struggling now. The amount of traffic queues we have is outrageous. The time it takes to travel from one side of Clitheroe to the other is horrendous, our carbon footprint will only get worse as on average each household has two vehicles. We pay a premium to live in the Ribble Valley, which is a well known part of the country.

Clitheroe used to be classed as a market town, a well-dressed society and a proud part of England, one author quoted Clitheroe was half in England and Half in Fairy Land, meaning a wonderful place to be and live.

Currently in the Ribble Valley there is approximately 800 houses forsale or derelict, so maths show the demand isn't as high as originally thought.

The land proposed was given to Clitheroe Royal Grammer School by Queen Mary 1<sup>st</sup>. Do you really want to spoil the grounds she bequeathed for more houses which aren't needed.

Personally I think RVBC planning councillors need to be planning new schools, health centres, sports facilities, car parks, the list continues.

It was only last week, it took four days to get an appointment at Clitheroe Health centre, and a complaint is being made as the matter was urgent. All local Schools are full and some families are being made to travel out of town.

We would urge you to consider the responsibilities of the council under the Human Rights Act in particular Protocol 1, Article 1 which states that a person has the right to peaceful enjoyment of all their possessions which includes the home and other land. We believe that the proposed development would have a dominating impact on us and our right to the quiet enjoyment of our property. Article 8 of the Human Rights Act states that a person has the substantive right of respect for their private and family life. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings.

The applications in the past for Clitheroe states that the proposed development supports the council's objective with regard to affordable housing. But we would like to point out that the dwellings built up Standen Road would not fall within the definition of affordable housing. House prices in the area are typically in the region of around £300,000, and as the new development would inevitably be priced at this value. How are they classed as affordable?

In the council's publication 19 from April 2017, it was mentioned that the Council would refuse development for the loss of existing open space. The council will protect recognised areas of open space. High Moor Farm is open space, with green fields which are still used for agriculture.

From the Planning meeting on 6<sup>th</sup> September 2018, the facts were clarified, that Clitheroe actually has a 5.3 year housing land supply (as per paragraph 73 of the NPPF). This is currently 12% over the core strategy proportion which is the current settlement boundary.

I would urge that the Boundary is not moved due the above with emphasis that Clitheroe has exceeded the target.

We invite you to visit our home to verify that these objections are valid.

Therefore, we ask that Ribble Valley Borough Council refuse this Boundary change Application and encourage RVBC committee to resubmit a proposal that is required in the town within the current boundary.

Should you require any additional information, clarification of any comments made, or would like to arrange a visit to our home; do not hesitate to contact me.

Yours Sincerely,

A large black rectangular redaction box covering the signature and name of the sender.