

From: [REDACTED]
Sent: 07 September 2018 13:18
To: pmods22
Subject: Proposed Boundary Changes

Dear Sir/Madam,

I wish to formally object to the proposed settlement boundary changes which specifically effect the town of Clitheroe

In respect of the residual need, the core strategy proportions a total of 1280 houses to be built in Clitheroe during the plan period (2028). Clitheroe has already exceeded this target by 12% with a further 10 years remaining. RVBC can already demonstrate a 5yr supply of housing with over a 5% buffer without the need to change any of the boundary's in Clitheroe. RVBC has over 6,100 houses either built, with permissions or outline permission which is well in excess of the Core Strategy Figure 5,600. A number of the surrounding villages have also not yet met their individual targets for development as part of the core strategy. These areas should be prioritised before Clitheroe

The 2011 census confirms Clitheroe had approx. 6000 houses at the time, over the last 5yrs a further 2,886 have either been granted planning permission. The town cannot simply cope with the influx of new housing without the required infrastructure changes necessary to support this excessive rise. No new schools have been built, the roads are often gridlocked, no new provisions have been allocated towards GP surgeries. The town also has one of the highest levels of CO2 in the county and the increase of further cars to the local roads will only continue to add to the problem

I would also like to highlight specific concerns regarding Site 13 – Highmoor Farm

- The Proposal is contrary to Key Statement DS1 and DS2 and Policy DMG2 of the Ribble Valley Core Strategy. Approval would lead to the creation of new residential dwellings in the defined open countryside, located outside of a defined settlement boundary, without sufficient or adequate justification. In accordance with adopted Policy G5 planning consent should only be granted in these locations for small scale developments which are essential to the local economy or the social wellbeing of the area; or needed for the purposes of agriculture or forestry; or sites developed for local needs housing; or small scale tourism developments and small scale recreational developments appropriate to a rural area; or other small scale uses appropriate to a rural area which conform to the policies of the plan. The site is currently within the open countryside where development is generally resisted. National and local planning policy seeks to protect key views and landscapes
- Greenfield land should be used as a last resort, Brownfield land should be prioritised
- Ecology – The site is agricultural land with hedgerows which could provide suitable habitats for bats and breeding birds – Planning application 3/2017/1221 confirmed via an independent bat survey the existence of bats within the site
- The site is located in very close proximity (circa 1000m) to the Standen Hall Estate where development has recently commenced to build over 1050 houses within the next 10 years.

Finally, why is a site in Clitheroe (Site 13), which forms part of the principle settlement, located in a Tier 1 category which is reserved for the surrounding villages?

Kind Regards

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