



CLITHEROE TOWN COUNCIL

Clitheroe Town Hall, 9 Church Street, Clitheroe, Lancashire. BB7 2DD

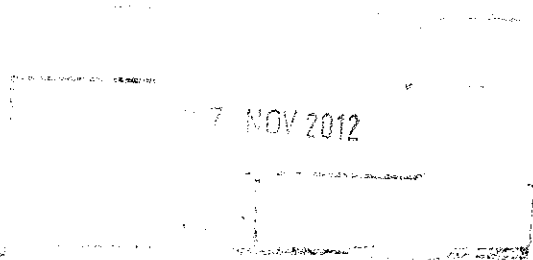
Telephone: Clitheroe 01200 424722

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Town Mayor: Councillor Allan Knox

Town Clerk: Ian Woolstencroft

For the Attention of John Machole,
Building and Development Control Manager,
Ribbles Valley Borough Council,
Council Offices,
Church Walk,
Clitheroe.
BB7 2RA.



27 November, 2012

Dear John,

RE: Planning Application No: 3/2012/0965; 0973; 0974; 0982;
0988; 0989; 0998; 0999 and 1010.

1. No objections.


2. However, the Town Council wish to object to application 3/2012/0942 - land at Hyllex Stander Farm and Park Littlemoor Farm, Clitheroe - 1040 residential dwellings etc - on the grants outlined on the attached sheet.

Yours sincerely
Ian Woolstencroft
Ian Woolstencroft, Town Clerk.

Application 3/2012/0942

Clitheroe Town Council's Objections.

1. **The Town Council is concerned that this application which is reflected on the RVBC Core Strategy is being applied for before that Strategy has had its examination in public and that if the Core Strategy were to be successfully challenged then this application would be premature.**
2. **The Town Council is also concerned about the provision of primary school places and despite a site being provided it is liable to accommodate 210 children whilst, based on the County Council's formula, the total number of school places required would be 309. Furthermore, the Town Council believe that it is not possible to provide the additional places in existing schools due to physical constraints. Likewise there are concerns that existing secondary schools would be unable to have extra 221 places that would be required even when in receipt of appropriate funding.**
3. **The Town Council have concerns that the primary school according to government legislation would have to be free school or academy and would set its own admission criteria which would not necessarily tackle the issues of providing school places for children on the estate.**
4. **The Town Council have concerns that these issues around school places have not been resolved before the submission of the application in contravention of para 72 of the NPPF.**
5. **Another concern is the issue that both the school and proposed retail space are at the entrance to the estate and therefore not in walking distance from most properties in contravention of para 38 of the NPPF.**
6. **The Town Council believe that the requirement to provide safe and sustainable access for all residents as per NPPF para 32 is not met and that there should be a second exit further south onto the A59.**
7. **The proximity of the development is detrimental to residential amenity at Various locations including Brett Close, Pagefield Crescent, Gills Croft, Shays Drive, Dyke Nook, Lingfield Avenue and Hillside Close.**
8. **The Town Council are concerned that United Utilities would not have the capacity to deal with matters arising from the development in the timescale required.**
9. **The Town Council are concerned that having regard to the geographical and physical nature of Clitheroe as a town it would not be possible to cope with the infrastructure needed to make a development of this size sustainable.**

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9. Finally, should permission be granted one of the conditions should be the need to arrange for a roundabout to be constructed at the top of Pendle Road prior to the commencement of the development .