

# WISWELL PARISH COUNCIL

Chairman - Councillor J H Strong

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09 NOV 2011

FOR THE  
ATTENTION OF

Mr J Machole  
Head of Planning Services  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

4<sup>th</sup> November 2011

Dear Mr Machole

**Planning Application No: 3/2011/0776**  
**Outline proposal for residential development**  
**Land off Whiteacre Lane, Barrow, Lancashire, BB7 9BJ**

The above application has now been considered by the Parish Council and Members strongly object to the proposal.

The Councillors understand that there are similar outline planning applications for other residential developments on greenfield sites waiting in the sidelines and that to approve this application before a development framework is finalised will set a precedent and allow further uncoordinated developments around the village. The Councillors believe that a decision on this planning application should be deferred until the results of the Core Strategy Consultation are available.

The design of this particular application would be in keeping with similar properties in the area. However, if outline permission was granted, another developer could apply for planning permission for up to 20 dwellings on this size plot.

At present, there is no need for further new houses in Barrow. There are 64 dwellings currently being built at Barrow Brook with a further planning application for 37 dwellings still outstanding at this site. Barrow has almost tripled in size in recent years and the Councillors believe that the village has had its share of new growth.

If this outline planning application is approved, it would set a precedent for development of other land in the same area i.e. the land to the back of the current site and land on the other side of the A59 moving up towards Wiswell. The agricultural land and green fields around the village need to be protected.

The land is not included within the settlement boundary of Barrow. At present, Barrow is spread over several developments and this proposal does nothing to 'marry up' these sites. It would simply create another annex and open the floodgates for a larger development.

The position of the development entrance, off a very narrow single track country lane directly across from the entrance to The Acres, would cause a severe traffic hazard especially during school run and peak traffic times. The site is well away from the public transport system and other facilities in Barrow and so would increase the already congested traffic through Barrow and also through the narrow lanes of Wiswell.

Barrow does have an excellent primary school, but unfortunately, it is over subscribed and this is likely to continue. If this development was allowed, it is highly unlikely that extra primary school places would be available at Barrow School. This would create transport problems within the area as young children would need to travel outside of the area to school.

The proposed site is not sustainable. There are few community facilities in Barrow, with currently one Pub, a Chinese restaurant, a small Co-operative store adjacent to the Petrol Station and a McDonald's Restaurant. The research carried out by the developer and shown in the planning application is totally outdated as the post office and the second pub closed some time ago. The Co-Operative store and McDonalds Restaurant are only accessible to this development by car, adding to the carbon footprint and congestion on the roads.

Finally, the Councillors have concerns regarding the removal and relocation of the hedgerows, particularly the hedgerow fronting onto Whiteacre Lane which is estimated to be over 100 years old. The hedgerows must be protected as they support numerous types of wildlife, including bats, birds, dormice and insects which would be lost if the hedgerows were removed. Many local people make a point of regularly looking at and checking the wildlife along this lane on a regular basis.

Yours sincerely

*Victoria Wilson*

Mrs Victoria Wilson  
Clerk to the Parish Council