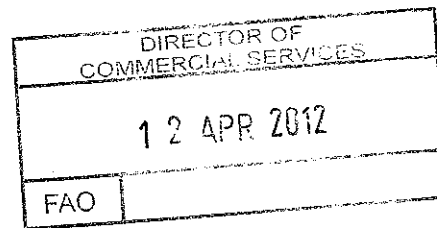


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WISWELL PARISH COUNCIL

Chairman - Councillor J H Strong



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

5th April 2012

Dear Mr Machole

Planning Application No: 3/2012/0158

Proposal: Outline application for the erection of 73 open market dwellings and 31 social housing properties

Location: Site 2, Barrow Brook Business Village, Barrow, Clitheroe, Lancashire

The above application has now been considered by members of the Parish Council and they have raised strong objections to the proposed development.

The Councillors can see no reason why the application is being considered when Ribble Valley Borough Council advised the developers during the pre-planning enquiry (reference RV/2011/ENQ100420) that applications for residential developments on this site would not be encouraged. The plot of land has a covenant to prevent residential development and the Parish Council believes that this site should retain its B1 status for light industrial use. Indeed, RVBC's Director of Local Services confirmed in 2003 that the site's classification of light industrial use would remain valid in perpetuity.

Should the application for outline planning permission be considered, the Parish Council wish to make the following comments:

1. As the land is designated for light industrial use, the loss of proposed job creation is of paramount importance. The site should stay as a main location for the promotion of strategic employment opportunities. The jobs are needed for the future of young people in the area.
2. This proposal is not sustainable. There is currently insufficient infrastructure in place in Barrow to support a further 104 dwellings in terms of schools, health services and local facilities. The school is currently full to capacity and

inadequately sized to take a large influx of new children. The existing residents of Barrow should be able to attend local schools and access local services:

3. Correspondence from the Environment Agency and United Utilities state their objections to the proposal based on the sewerage infrastructure and overloading of Whalley sewage works. The Parish Council believes that this is a very important factor. All available spare capacity at Whalley WWTW and the surrounding sewer network has been allocated to existing live planning applications and United Utilities cannot accept any additional flow from further developments in the area. Residents are waiting to see what effect the Barrow Brook development has on an already overstretched system.
4. The application is very vague and not appropriate for a development of this size. There are various reports concerning different aspects of the development but many issues have been omitted. Also, there are several mistakes on the application. For example, the Parish is referred to as Barrow (not Wiswell) and one report refers to an old people's home instead of flats for the over 55s.
5. How will the surface water be disposed of? The amount of surface water currently being channelled into the brook is significant, with more to follow when phase 2 of Barrow Brook is completed. The drainage system would struggle to cope with a further increase and residents do not want any more flooding in the village. There is also the potential damage to wildlife and ecology further downstream to consider.
6. Local roads are busier than ever and the highways would be placed under even greater strain. Many people enjoy the lodge both in summer and winter and park on the road in front of it. This will cause traffic problems and perhaps reduce the road to single track and block access to the development.
7. The development does not take into account the safety and wellbeing of children with regard to the brook rising to dangerous levels and the dangers of children playing on the frozen lodge.
8. The 2010 electoral register included a figure of 304 households in Barrow and this will rise to 406 households following the completion of Barrow Brook. Since 1990, there have been 220 new homes built in the village at Millbrook Place, The Brambles, the Chesnut estate, part of Whiteacre Lane, The Willows, Paynter Close and Barrow Brook. Therefore, Barrow has had more than a 100% increase in new homes in twenty years and this is far too much for a small village to cope with.

Yours sincerely

Victoria Wilson

Mrs Victoria Wilson
Clerk to the Parish Council