

# WISWELL PARISH COUNCIL

Chairman – Councillor J H Strong



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

6<sup>th</sup> September 2013

Dear Mr Macholc

**Planning Application No: 3/2013/0737**

**Proposed residential development (up to 62 dwellings including up to 30% affordable) with partial means of access to, but not within, the site.**

**Hanson Garden Centre, Whalley Road, Barrow, Lancashire**

The above application has now been considered by Wiswell Parish Council and Members are concerned that yet another residential development has been proposed in Barrow. Members request that the cumulative effect of recent planning applications in the village is acknowledged, as follows:

1. Planning permission granted and development underway:
  - 101 dwellings by Rowland Homes at Barrow Brook
2. Outline planning permission granted:
  - 7 dwellings on Whiteacre Lane, opposite The Acres
  - 6 dwellings at former nurseries on Whalley Road (Whalley Parish)
  - 7 dwellings adjacent to Ashleigh on Whalley Road
  - 23 dwellings behind Old Row on La Taverna car park
  - 104 dwellings at Printworks site, behind Whiteacre Lane
  - Conversion of agricultural land to light industrial use behind the Barrow Brook Enterprise Park
  - Total of 147 dwellings and loss of agricultural land
3. Application refused, awaiting appeal decision:
  - 504 dwellings on Barrow Lands site on Whalley Road
4. Application refused, awaiting appeal:
  - 190 dwellings on Barrow Lands site on Whalley Road

5. Current planning applications:

- 9 dwellings adjacent to Ashleigh on Whalley Road
- 29 dwellings at Pendle Garage on Whalley Road
- 62 dwellings at Hanson's Garden Centre on Whalley Road
- Various single dwellings
- Total of 103 dwellings

If all of the above applications are approved, Barrow would gain an extra 855 dwellings, totally overshadowing the 304 dwellings that existed in 2010. With regard to the Core Strategy, it must be remembered that Barrow is included in 'other villages' and the total number of dwellings allocated should be spread across all villages in the Ribble Valley. Members believe that it is unfair to allow the largest share of this proportion of development in Barrow, adjacent to Whalley and Clitheroe.

With regard to the current application, Members strongly object to the proposals and have made the following comments:

1. The proposal is outside of the main settlement and village boundary of Barrow.
2. The proposed site is on land classified for commercial use.
3. A planning application was approved several years ago for the provision of a children's nursery which was never built.
4. If granted, the development would result in the loss of jobs for employees at Hanson's and at the other viable, successful businesses on site (pet food store, shed suppliers, double glazing business). The village is in need of more employment to support its growing population, not more houses. It is a shame this land has not been considered as a retail park as it would bring employment which is needed to avoid Barrow becoming a commuter village.
5. This proposal does not meet the National Planning Policy Framework (NPPF) for sustainable development. The village has insufficient facilities & infrastructure to support its current population and it cannot accommodate further residential developments. At present, residents are required to travel to Whalley, Clitheroe or even further to obtain the services they require. There is no new infrastructure proposed and development would add to congestion in the rural area. Previously approved planning applications in Barrow and the surrounding villages will result in a massive increase of traffic through Barrow in both directions and the cumulative effect of all planning applications approved over the past year needs to be considered.
6. The information provided concerning traffic movement in Barrow is not viable or realistic. The volume of cars on the road would increase as people drive the shortest route possible, rather than via A59. This will have a dramatic impact on road safety through the village. Barrow already has gridlock at school drop off / pick up times.
7. The proposal would make Whalley Road even more hazardous to use in a 40mph zone. The local transport system is already at capacity and cannot cope with any extra cars. If the application is passed, the road systems through Barrow must be reconsidered and traffic lights or a roundabout installed to keep traffic running smoothly.

8. There are insufficient educational vacancies at Barrow Primary School (or surrounding schools) to accommodate further residential developments in the village. Children from this development will not automatically gain entry to local schools thus further adding to existing traffic problems.
9. The sewerage facility in Barrow at present is inadequate. Building work has not yet been completed on the Printworks site and the effect of adding these extra houses to the system will significantly worsen the situation.
10. Members note that the application is for outline planning permission only and are concerned that if granted, the land will be sold to highest bidder and the total number of houses could dramatically increase.
11. Members of the Parish Council were disappointed to note that the planning application does not include any contributions for the benefit of the community in Barrow. Previous large scale planning applications in the village have included contributions under s106 agreements to improve and maintain the local playing field. Although Members of the Parish Council remain opposed to this application, they believe that if it is approved, the developer should be asked to contribute towards the community. The Parish Council would be willing to discuss the needs of the local community with the developer, as appropriate.

Yours, sincerely

*Victoria Wilson*

Mrs Victoria Wilson  
Clerk to the Parish Council