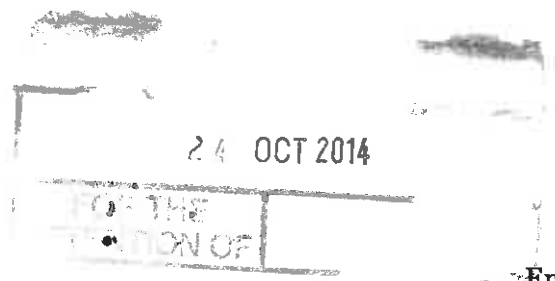


DR.

WISWELL PARISH COUNCIL

Chairman – Councillor J H Strong



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

20th October 2014

Dear Mr Machole

Planning Application No: 3/2014/0831
Outline proposal for residential development of around 25 dwellings
Land off Whiteacre Lane, Barrow, Lancashire, BB7 9BJ

The above application has now been considered by the Parish Council. Members strongly object to the proposals and have made the following comments:

1. Members believe that the application is opportunistic. It conflicts with both the emerging Core Strategy and the existing Districtwide Local Plan and should be refused.
2. In recent years, there has been a succession of applications to build residential developments in Barrow and the cumulative effect of these must be considered. In the 2010 electoral register, Barrow contained 304 households. Since 2008, RVBC has approved plans for over 750 new dwellings as well as two separate plans to develop surrounding agricultural land for industrial use. Members of the Parish Council believe that Barrow has already had its fair share of development and any further development should be refused. Under the terms of the emerging Core Strategy, Barrow is not identified as a key service centre and further development in Barrow cannot be justified. In the document, Barrow is included in 'other villages' and the total number of dwellings allocated should be spread across all villages in the Ribbles Valley.
3. 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. The local Co-Operative Store is only accessible by car, adding to the carbon footprint and congestion on the roads.

4. The proposal is outside of the main settlement and village boundary of Barrow and it does not conform to infill criteria. The agricultural land and green fields around the village must be protected. At present, Barrow is spread over several developments and this proposal does nothing to 'marry up' these sites but simply creates another annex.
5. The plans contain insufficient details to properly assess the application but appear to show a high intensity development which is totally inappropriate on a country lane.
6. The position of the development entrance, off a very narrow single track country lane 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. The cumulative effect of other approved planning applications in Barrow must be taken into account, especially the development of 504 dwellings nearby.
7. The effect of an additional 40 or so cars on Whiteacre Lane will be unacceptable. If approved, Members request that yellow lines are installed next to the entrance on each side of the lane to ensure that traffic flow on Whiteacre Lane is maintained.
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. Members 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.
10. The information contained in the planning application is very limited. It does not include any provision for children and Members believe that plans should include a children's park and seating area for adults. Unfortunately, Barrow Playing Field (located nearby and owned by the Parish Council) does not have capacity for the additional children from this development.
11. No reference is made on the plans to the adjacent public footpath.
12. 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. 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