

From: planning
Subject: FW: FAO Stephen Kilmartin: Consultation on planning application 3/2017/0962 - land off Sheepfold Crescent, Barrow, BB7 9XR

From: Barrow Parish Council [<mailto:barrowparishcouncil@gmail.com>]
Sent: 06 November 2017 12:07
To: planning
Subject: FAO Stephen Kilmartin: Consultation on planning application 3/2017/0962 - land off Sheepfold Crescent, Barrow, BB7 9XR

Dear Mr Kilmartin

Planning Application 3/2017/0962 - **Land off Sheepfold Crescent, Barrow, BB7 9XR**

Barrow Parish Council has considered the above planning application and strongly objects to the proposals for an extra 29 residential units in the village. It wishes the following comments to be taken into consideration:

- The Ribble Valley Core Strategy has stated that there is zero residual need for additional housing in Barrow. There is already a five-year housing supply in relation to NPPF para 49 and allowing an additional 29 dwellings in Barrow is not sustainable and is contrary to the terms of the approved Core Strategy Key Statement DS1.
- The proposed site lies in open countryside, outside the settlement boundary of Barrow, as stated in the 1998 District Wide Local Plan (DWLP) boundary and the new Development Plan Document which forms part of the Core Strategy's Housing and Economic Development Plan. The Parish Council understands that the latter document has passed the consultation stages and is currently under inspection and therefore carries a lot of weight. This planning application is contrary to Core Strategy Policy DMH3 and Ribble Valley Borough Council should reject this application as it has for other planning applications outside the settlement boundary in Barrow.
- Granting consent to the proposed development would create a harmful precedent for the acceptance of other similar unjustified proposals and would damage the implementation of Ribble Valley Borough Council's planning policies under the Core Strategy and NPPF.
- Any limited social and economic benefits arising from the development would fail to outweigh the harm to the Core Strategy. There are very few facilities and services in Barrow and public transport links to the proposed site are some distance away, particularly for the elderly with mobility problems. Adding more houses in Barrow would put a strain on the village's infrastructure that is already struggling to cope with the increased population and housing growth in recent years.
- Traffic leaving the proposed site through the Barrow Brook Enterprise Park would increase the amount of congestion that exists at the McDonald's roundabout on the A59. There are already significant waiting times at this junction but we have been advised that Lancashire County Council will not take any action to improve safety and traffic flow until there has been a serious accident.
- Whilst the Parish Council understands that there is a need for elderly housing in the borough, it believes that the proposed site is not suitable. The Core Strategy does not define the type of housing required for the elderly so this application cannot be viewed as satisfying a requirement. Also, Ribble Valley Borough Council recently gave consent to amendments on the adjacent Bloor Homes development to reduce the number of bungalows and reduce the percentage of social housing so fulfilling a requirement on this adjacent site cannot be given priority.
- The application form states that foul water sewage and surface water disposal are 'unknown'. Barrow experienced incidents of flooding in 2015 and the Parish Council objects to the loss of yet

more green fields and the impact this will have on the whole village. The development's impact on the flood risk must be carefully considered and the Lead Flood Team at LCC must be consulted.

- The application form states that the development is not within 20m of a watercourse. This is incorrect as Barrow Brook and Barrow Lodge are nearby.
- The application form states that the site cannot be seen from a public road. This is incorrect as the proposed development would be visible from the A59, the bridge over the A59 on Whiteacre Lane and by residents of the Bloor Homes Estate.
- Pendle Fisheries is mentioned in the Ecological Survey but there is no mention of Barrow Lodge which is adjacent to the proposed site and feeds Barrow Brook.

Yours sincerely

Mrs Victoria Wilson
Clerk to Barrow Parish Council



Website: www.barrowparishcouncil.co.uk

Phone: 07582 670562