

Sharon Craig

From: Barrow Parish Council <barrowparishcouncil@gmail.com>
Sent: 28 June 2018 11:41
To: planning
Subject: FAO Stephen Kilmartin: Consultation on planning application 3/2018/0488, Land off Sheepfold Crescent, Barrow, BB7 9XR

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Dear Mr Kilmartin,

Consultation on planning application 3/2018/0488, 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 proposal is contrary to Key Statements DS1, DS2 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy. Approval would lead to the creation of new residential dwellings in the defined open countryside, located outside of a defined settlement boundary, without sufficient or adequate justification and this would cause harm to the Core Strategy.
- The Core Strategy states that there is zero residual need for additional housing in Barrow. Allowing an additional 29 dwellings is not sustainable and is contrary to Key Statement DS1. Whilst housing numbers do not represent upper limits, additional housing should only be considered in areas that have not already been exploited for residential development, disproportionate to other targeted development areas in the borough. This is especially important considering nearby traffic levels, the lack of sustainability and the environmental risks of this application.
- The application states that 'the site is in an accessible location with bus stops and the Barrow service area with its shops to meet day to day needs of residents being in close proximity'. It should be noted that there is only one temporary bus stop that is poorly served and one shop connected to a petrol station.
- The application also states that there are 'economic and social benefits by the provision of elderly bungalows and affordable housing units' but does not provide any evidence. Any limited social and economic benefits arising from the development would fail to outweigh the harm to the Core Strategy. The site does not benefit from walkable access to a full range of services and facilities, particularly for the elderly with mobility problems, and would perpetuate an already unsustainable pattern of development. 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.
- Whilst the Parish Council understands that there is a need for elderly housing in the borough, the proposed site is not suitable. Meeting a perceived need on an unsuitable site should not be allowed as an exception to the Core Strategy. Ribble Valley Borough Council recently gave consent to Bloor Homes to reduce the number of bungalows and the percentage of social housing on the adjacent site so fulfilling a requirement with this application cannot be considered a priority.
- Planning consents granted on appeal in other parishes do not mean that the same development principles should be applied to this application. Each application should be considered on its own merits and the threat of an appeal should be disregarded.
- 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 Lancashire County Council will not take any action to improve safety and traffic flow until there has been a serious accident.
- The application 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.
- 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.

Yours sincerely

Mrs Victoria Wilson
Clerk to Barrow Parish Council



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----- Forwarded message -----

From: **Jane Tucker** <Jane.Tucker@ribblevalley.gov.uk>

Date: Thu, 7 Jun 2018 at 12:19

Subject: Consultation on planning application 3/2018/0488 land off Sheepfold Crescent, Barrow BB7 9XR

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Please will you let Stephen Kilmartin have your comments on the above planning application? (Please respond to planning@ribblevalley.gov.uk FAO Stephen Kilmartin).

The application is for outline consent for 20 bungalows for the elderly (6 detached two-bed and 14 semi-detached one-bed) and 9 affordable, two-bed apartment with associated roads, ancillary works, landscaping and access . Resubmission of application 3/2017/0962.

Here is a link to view the submitted documents on our website

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2018%2F0488

T: 01200 425111

Tops for resident satisfaction – 94% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2016)

Happiest residents in the UK – Ribble Valley has a ‘happiness rating’ of 8.2 compared to a UK average of 7.5 (Halifax Rural Quality of Life Survey 2016)

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