

Sharon Craig

From: Barrow Parish Council <barrowparishcouncil@gmail.com>
Sent: 11 July 2018 16:21
To: planning
Subject: FAO Adam Birkett: Consultation on planning application 3/2018/0500, land to the east of Clitheroe Road, Barrow BB7 9BN

Follow Up Flag: Follow up
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Dear Mr Birkett

Planning application 3/2018/0500: land to the east of Clitheroe Road, Barrow BB7 9BN

Barrow Parish Council has considered the above application and strongly objects to the proposal for 10 new residential properties in Barrow. It wishes the following comments to be taken into consideration:

1. The proposal is contrary to key statements and policies of the Ribble Valley Core Strategy. Approval would lead to the creation of new residential dwellings in the defined open countryside, located outside of the defined settlement boundary, without sufficient or adequate justification, and this would cause harm to the Core Strategy.
2. The proposal cannot be classed as infill development as there is already housing on two sides of the site.
3. The Core Strategy states that there is zero residual need for additional housing in Barrow. Allowing an extra 10 dwellings is not sustainable and is contrary to the Core Strategy. 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 areas in the borough.
4. 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 RVBC's planning policies under the Core Strategy and NPPF.
5. The infrastructure plans do not demonstrate that additional housebuilding in Barrow is sustainable.
6. Whilst the parish council understands that there is a need for elderly housing in the Ribble Valley, in Barrow there is a greater need for affordable bungalows or those rented by Housing Associations. However, meeting a perceived need on an unsuitable site should not be allowed as an exception to the Core Strategy. Any limited social and economic benefits arising from the development would fail to outweigh the harm to the Core Strategy. 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.
7. 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.
8. The application should be placed on hold until legal action regarding the felling of trees covered by Tree Protection Orders is fully investigated. The parish council understands that trees were felled without the appropriate permissions to provide access to the site and this is unacceptable.
9. The residential amenity of the properties on Whiteacre Lane is compromised by the proposals.

10. The proposal would increase traffic flow onto Clitheroe Road, causing even more chaos on a narrow section of road that was not built for the current heavy traffic.

11. Lancashire County Council's Flood Team must be fully consulted in order to minimise the flood risk of building yet more housing in the open countryside. The parish council understands that surface water is intended to be discharged into the beck. There have been many flooding incidents over the years where the beck has overtipped and flooded the area around the entrance to Whalley Industrial Park and Whalley Road. The application form incorrectly states that the site is not within 20 metres of a watercourse.

Yours sincerely

Mrs Victoria Wilson
Clerk to Barrow Parish Council



Email: barrowparishcouncil@gmail.com
Phone: 07582 670562
Website: www.barrowparishcouncil.co.uk

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

From: **Jane Tucker** <Jane.Tucker@ribblevalley.gov.uk>
Date: Wed, 20 Jun 2018 at 10:15
Subject: Consultation on planning application 3/2018/0500 land to the east of Clitheroe Road, Barrow BB7 9BN
To: barrowparishcouncil@gmail.com <barrowparishcouncil@gmail.com>, LCCHighways (lhscustomerservice@lancashire.gov.uk) <lhscustomerservice@lancashire.gov.uk>, LLFA (suds@lancashire.gov.uk) <suds@lancashire.gov.uk>, Countryside <countryside@ribblevalley.gov.uk>, Rachael Stott <Rachael.Stott@ribblevalley.gov.uk>, Colin Hirst <Colin.Hirst@ribblevalley.gov.uk>, Mark Beveridge <Mark.Beveridge@ribblevalley.gov.uk>

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

The application is for the erection of ten bungalows for the over-55s and associated works.

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%2F0500

Planning Department, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA

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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