

## Sharon Craig

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**From:** Barrow Parish Council <barrowparishcouncil@gmail.com>  
**Sent:** 01 November 2018 08:39  
**To:** planning  
**Subject:** FAO John Macholc: Consultation on planning application 3/2018/0910, Land off Sheepfold Crescent, Barrow, BB7 9XR  
**Attachments:** 18 0910 Consult.pdf  
  
**Follow Up Flag:** Follow up  
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Dear Mr Macholc,

### Consultation on planning application 3/2018/0910, 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 applicant's covering letter states that there is currently a shortfall of housing provision in Barrow under the Core Strategy. Any perceived shortfall of residual housing numbers in Barrow is likely to be fulfilled by a recent application (3/2018/0924) where outline planning consent already exists.
- 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.
- 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 there is one shop connected to a petrol station.
- There is no evidence to support the claim that there are 'economic and social benefits by the provision of elderly bungalows and affordable housing units'. 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.

- 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 reports state that surface water and foul water drainage is to be discharged into Barrow Brook and if this is the case, the LLFA needs to be consulted to minimise the risk of flooding. Barrow experienced incidents of flooding in 2015 and the Parish Council is concerned about the loss of yet more green fields and the impact this will have on the whole village. Barrow Brook carries a substantial amount of water and during storm conditions and properties downstream are put at risk.
- 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.
- Trees bordering the proposed site may be protected by Tree Preservation Orders covering the former Printworks site, particularly those adjacent to Barrow lodge. The trees and hedges on site are important to the local landscape, providing a buffer to the A59 and supporting a wide variety of wildlife, so it is important that they are monitored and remain in situ.
- 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](mailto:Jane.Tucker@ribblevalley.gov.uk)>

Date: Thu, 11 Oct 2018 at 14:06

Subject: Consultation on planning application 3/2018/0910 Land off Sheepfold Crescent, Barrow BB7 9XR

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Please will you let John Macholc have your comments on the above planning application? (Please respond to [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk) FAO John Macholc).

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 apartments with associated roads, ancillary works, landscaping and access.

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%2F0910](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2018%2F0910)

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

**T: 01200 425111**

**Tops for resident satisfaction – 79% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2018)**

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