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BB7 2EB

Adam Birkett  
Ribble Valley Borough Council  
Planning Department  
Chruch Walk  
Clitheroe

26 September 2019

Dear Adam,

**Whalley Parish Council – Objection to Planning Permission 3/2019/0545 - Land Opposite the Eagle at Barrow BB7 9AD**

Following the meeting of Whalley Parish Council Planning Committee on the 19 September 2019 the Council strongly objects to the above planning application on the following grounds:

- Although this application is in the Parish of Whalley, this proposed development alludes to Barrow more than Whalley but it is clearly **outside the settlement boundary of Barrow**. This is the last green field between Barrow and Whalley;
- This sets off a dangerous precedent in joining settlements together.;
- RVBC has a Core Strategy in place which identifies the housing needs and the proposed sites to satisfy those needs. This application is not part of that Strategy;
- Quoting from the Decision Notice of planning application 3/2019/0510, and referencing Barrow and Whalley in particular, '**131 bungalows have either been granted approval or awaiting completion of a Section 106 Agreement since Jan**

**2017 of which 113 are restricted to people over the age of 55'. There is 'sufficient housing to meet the need within this part of the Borough';**

- **None of the Bungalows appear as Affordable Housing**, contrary to the usual 30% of a Borough development;
- There is **no mixture of housing** which is contrary to RVBC policy;
- **There is no access to the A59 for cars**, this development will consequently increase the traffic flow on Clitheroe Road and on through to Whalley. Expansive development at Barrow, yet to be completed, will also access Clitheroe Road, further exacerbating the situation.
- **Pedestrian access to the facilities in Whalley**, for the over 55s, will be difficult;
- A petrol station/convenience store/drive through restaurant already exists at the next roundabout on the A59. Competition can be beneficial for the consumer but can all these facilities survive in such close proximity?
- Good Care Home provision in the Ribble Valley is in short supply, particularly with en suite facilities, but the objections outlined above far outweigh those benefits.

Yours sincerely,

Mandy Richardson  
Clerk to Whalley Parish Council