

Nicola Gunn

From: Parish Clerk <clerk@wiswellpc.org.uk>
Sent: 27 September 2019 17:30
To: planning
Subject: Application 3/2019/0545 Land between Clitheroe Road and A59/A671 roundabout junction Barrow BB7 9AD

Categories: Yellow Category

CAUTION: This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Members of Wiswell Parish Council strongly object to this application for the following reasons:

This site between the A59 / A671 roundabout and Clitheroe Road (Whalley / Barrow) is the only remaining logical and practical opportunity to improve the road infrastructure for the area by providing a new and improved direct link from Clitheroe Road onto the A59 / A671 roundabout.

Approval of this application would prevent a new link being built which could resolve or alleviate many traffic issues in the area including reducing traffic flow through Barrow village to and from the A59 past Clitheroe Golf Club, reducing the inappropriate use of Wiswell Lane from Whalley to and from the A671 and making the now well-established rat-run from Barrow via Whitacre Lane and Old Back Lane, Wiswell to and from the A671 obsolete. In all these cases, a new link road would provide the easiest and safest route to connect Clitheroe Road with both the A59 and also the A671 towards Burnley and Accrington.

Traffic management on the A59 / A671 roundabout has been redesigned in that traffic on the A59 travelling towards Skipton does not need to give way when joining the roundabout which improves traffic flow in the left hand lane. Traffic from the A671 travelling towards Skipton also flows well and takes the right hand lane of the A59 initially. The reduction in ease of traffic flow introduced by the proposal only for a relatively small commercial development at a fourth access cannot be justified. Alteration to flows might be justified if the fourth access provided a direct link onto Clitheroe Road for traffic to and from both Barrow and Whalley, greatly improving connectivity on the road network.

The proposed commercial development is less than one mile from the larger development at Barrow Brook. Neither of these developments appear to have been designed and developed with use by commercial or HGV vehicles in mind. HGV vehicles regularly use Barrowbrook but cannot enter the retail sites and end up parking on the spine road, usually on the pavement.

There are other sites already allocated for small industrial use in the Ribble Valley and these should be used first before a new development. Creating such a mixed use development in a new green field location seems to go against all the principles in RVBC's planning strategy and policies. Indeed the development as a whole does not seem to have a single homogeneous purpose.

The next retail / service station development on the A59 through the Ribble Valley should be designed to include facilities for commercial and HGV vehicles, not as an opportunistic development off a convenient roundabout located in a rural area.

Considering the development as a whole, it further reduces the separation of distinct communities and is another step in the creation of an unjustified and unacceptable continuous urban development between Whalley & Barrow and, indeed, between Langho & Clitheroe.

Barrow has not benefited from any direct infrastructure improvements with the approval of well over 500 new homes and this is a further example. The retail opportunity is not for the benefit of the residents of Barrow or Whalley who cannot access it directly from the villages.

The development proposal does not provide the necessary infrastructure and planning gain to improve the quality of life for the residents Wiswell, Barrow and Whalley in its present format without a though link from Clitheroe Road to the A59.

We trust that these points will be taken into account when evaluating the application in planning terms. For clarity most of the A59 / A671 roundabout lies within Wiswell Parish.

Wiswell Parish Clerk for
Wiswell Parish Council