

Nicola Gunn

From: Barrow Parish Council <barrowparishcouncil@gmail.com>
Sent: 09 October 2019 11:10
To: planning
Subject: FAO Adam Birkett: Consultation on planning application 3/2019/0545, land between Clitheroe Road and A59/A671 roundabout junction, Barrow, BB7 9AD

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Dear Mr Birkett

Planning application 3/2019/0545 - land between Clitheroe Road and A59/A671 roundabout junction, Barrow, BB7 9AD

Members of Barrow Parish Council have considered the above planning application for a hybrid mixed use development and strongly object to the application, as follows:

1. The proposal is contrary to Policies DMG2 and DMH3 of the Core Strategy. Approval would lead to the creation of new residential dwellings in the defined open countryside, located outside of a defined settlement boundary. Sufficient justification has not been demonstrated and allowing the development would cause harm to the Core Strategy.
2. The proposal would be of significant detriment to the character, appearance and visual amenities of the defined open countryside. The site has a poor relationship to the main built up areas of Barrow and Whalley and is contrary to Policies DMG1 and DMG2 of the Core Strategy.
3. The proposal is contrary to Key Statement DS1 and Policy DMG2 of the Core Strategy. It does not represent the consolidation, expansion or rounding off of development. Instead it would remove the space between Whalley and Barrow, effectively merging the two communities.
4. The Core Strategy states that there is zero residual need for additional housing in Barrow. Allowing this development, including 48 extra 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 environmental risks of these proposals.
5. Since the Core Strategy was adopted, 84 bungalows have been given consent in Barrow alone, of which 66 are reserved for those aged 55 or over. A further 47 bungalows have been given consent in neighbouring Whalley. Any local need has therefore already been met and there is no justification for more bungalows in this location.
6. The proposed bungalows do not contain any element of affordable housing, contrary to Ribble Valley Borough Council policy and this demonstrates that the development is not serving local need.
7. The proposed site is not sustainable. It 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. Allowing more dwellings in Whalley / Barrow would put a strain on

the villages' infrastructure that is already struggling to cope with the increased population and housing growth in recent years.

8. Granting planning consent for this development in its current form would cause extra pressure on the highways through Whalley and Barrow. The current situation involves long delays exiting the villages and once all of the permitted development in Barrow and Whalley is completed, the delays will become severe. Allowing further developments without adequate provision for highways is unacceptable.

9. Allowing this development would create a harmful precedent for the acceptance of other similar unjustified proposals outside of the settlement boundary and would damage the implementation of Ribble Valley's Borough Council's planning policies under the Core Strategy and NPPF.

10. A petrol station, convenience store and drive through restaurant already exist on the A59, less than a mile away. There is no justification for duplication of these businesses and allowing the proposed development could potentially cause harm to areas designated for employment use elsewhere in the borough.

11. None of the submitted plans contain any reference to the dwellings on Wheatsheaf Close, which are adjacent to the site and would share a boundary with the proposed bungalows. The development will have a negative impact on the residential amenity of these properties and due consideration must be given.

12. The proposal would result in a further loss of open countryside. The fields are a habitat for deer, bats, birds etc and allowing this development would have a significant effect on biodiversity and geological conservation on site.

13. Should the application be approved, a construction management scheme must be agreed whereby construction vehicles are not permitted through Barrow village at any time, and deliveries should not be permitted during peak school hours. Wheel washing must take place on site and Clitheroe Road must be cleaned regularly.

14. Should the current application be approved, a contribution for Public Open Spaces in Barrow must be included and the parish council wishes to be consulted on ways to mitigate the effect of over development in the area.

Yours sincerely

Mrs Victoria Wilson
Clerk to Barrow Parish Council



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Phone: 07582 670562
Website: www.barrowparishcouncil.co.uk

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

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

Date: Tue, 17 Sep 2019 at 09:54

Subject: Consultation on planning application 3/2019/0545 land between Clitheroe Road and A59/A671 roundabout junction Barrow BB7 9AD

To: Barrow Parish Council <barrowparishcouncil@gmail.com>
Cc: Adam Birkett <Adam.Birkett@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). None of the development site is within your parish, but it is adjacent to the boundary.

The application is for a Hybrid planning application for mixed use development comprising

a) in full, the erection of 48 bungalows for persons aged 55 years and over (Class C3) and a 64 bedroom care home (Class C2) with vehicular and pedestrian access from Clitheroe Road and associated car parking, landscaping and external

works

b) in full, a drive-thru restaurant (Class A3) and associated customer car parking, landscaping and external works with vehicular access from the A59

c) in outline with all matters reserved except access, employment units (Class B1 and/or Class B2 and/or Class B8 under Class V of Part 3 of Schedule 2

of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) and a petrol filling station (sui generis) and convenience store (Class A1) with associated customer car parking, landscaping and external works and vehicular access from the A59

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

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0545

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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