

Katie & Aaron Dugdale
Turndale Cottage
New House Farm
Tosside
BD23 4SQ

Planning Application 3/2020/1091
Coars Farm
Garden Centre
BD23 4SN

21st January 2021

Laura Eastwood

I would like to object to the planning application 3/2020/1091

There are several concerns that I would like to raise regarding this application.

- The main concern is in relation to the water supply to Coars Farm. Our property is on the same water mains line as Coars Farm. The system relies on electric pumps to pump the water due to low water pressure. We have had numerous issues and problems regarding the water supply. In previous years, particularly during hot spells there have been problems with low water pressure and in some cases our property and the surrounding five properties have been left with no water. This is because we are at the end of the mains water line and numerous farms / houses feed off the line before us. United Utilities have been involved on numerous occasions. Coars Farm have also been left with little or no water at times. I therefore believe that the current water supply will be unable to cope with any additional homes feeding off the supply and certainly not 30 holiday chalets.
- There is also a major concern that there will therefore be no suitable provision in firefighting water.
- The Dark sky Discovery site (at the closely located Gisburn Forest) could also be affected by the many lights needed to safely light the proposed development.
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I would also like to draw your attention to the following statements made in the Planning Statement:

4.7 At paragraph 83 of NPPF entitled 'Supporting a Prosperous Rural Economy' it is stated that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should: • Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. • Promote the development and diversification of agriculture and other land based rural businesses. • Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect

the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

Needs are being met by existing facilities. There are numerous holiday cottages already in the local area. Tosside village, (5-minute drive away) has a large 130-acre holiday complex, (Bowland Fell Park) which has holiday apartments, static caravans and lodges on site. A pub / restaurant and Park shop, (selling local produce & goods) are on site for local residents and holiday makers to use.

5. HIGHWAY CONSIDERATIONS

5.2 Forest Becks Brow is a good standard country road that serves as a link between village settlements and as access to sporadic farmsteads and houses along its length. There are no accesses close to the entrance of this site either opposite or to each side, the nearest farm entrance being 100m to the north.

Looking at the map on - THE DEVELOPMENT PROPOSALS AND LAYOUT clearly shows that the proposed new entrance is almost opposite a farm entrance.

There is also a dip in the road here and it is prone to flooding after heavy rainfall.

At the bends located just before Coars Farm, approaching from the Wigglesworth direction, flooding is also prone here and the road is impassable at times.

5.2 Traffic usage of this road is not therefore heavy and it is free flowing. This section of road is relatively straight and obstacle free. There is no record of accidents here and the road has long standing use by visitors to the area. Traffic using the site would be visiting the holiday that are already there, and so traffic to the site would not have trailers or caravans behind. There will be an increase in traffic but this would be relatively modest and not likely to materially change the existing situation or jeopardise highway safety.

Traffic on this section of road can be busy. It is very busy particularly at weekends with motorbikes and is used as access to the nearest towns of Settle and Clitheroe. There are several farms in the local area and large agricultural vehicles use that section of the road frequently.

Stating that the increase in traffic would be relatively modest is inaccurate as applying for a carpark that increases parking from 30 cars to 91 cars, plus parking for the 20-person holiday home and parking for 30 chalets indicates a large number of vehicles attending the business daily. This is also in addition to staff vehicles and the numerous delivery vehicles that would need to access the business on a daily basis. As there is limited public transport in the area people visiting the site will need to predominately arrive by car.

Due to COVID restrictions and people currently shielding the traffic report does not give a true reflection of the traffic that uses that road / route. There have been numerous accidents on the stretch of road between Bolton by Bowland and Wigglesworth.

Thinkmap.roadsafetyanalysis.org Shows x7 reported incidents On Forest Becks Brow, (on the stretch of road from Bolton by Bowland to Coars Farm) which is one of the main routes to Coars Farm. Of the 7 recorded incidents – 4 were Serious. Approaching from the Wigglesworth direction, there have been X3 reported incidents – 2 of which were serious.

There have been numerous other accidents which have not been reported on this website including one last year, (26th October 2020) when the road had to be shut & a person cut out of their vehicle. And one very recently on the 18th January 2021 involving a wagon which ran a vehicle off the road.

The stretch of road approaching from the Bolton by Bowland direction narrows significantly, (no white lane in middle of road), approaching the corner before the entrance to Coars Farm. Only the smallest of cars can safely pass here. Large vehicles, vans and agricultural vehicles cannot pass other vehicles on this section of road.

4. EXISTING SUSTAINABLE TRAVEL OPTIONS TO THE SITE

The proposed development will incorporate uses with good linkages to local facilities and infrastructure which will promote sustainability by reducing the number of car trips to local facilities.

The proposed development site is located in the rural area with a limited range of local land uses, services and facilities. Experience from good practice in Travel Planning development generally suggests that pedestrians are prepared to walk up to 2kms between home and workplace, provided that accessible footway routes are identified. Importantly, the 2km distance covers other education and shopping facilities and Clitheroe town centre. There are, therefore, opportunities for residents to access a range of shopping, employment, leisure, and service facilities on foot.

(Summary The site has limited opportunities to provide alternative modes of travel than the car for both local trip needs and wide trips. – PAGE 19)

Access to the business from both directions in on an unlit road with no pavement, approaching from the Clitheroe direction is hazardous as there are blind bends and the road narrows quite considerably, (no white line in the middle of the road). Accessing the business on foot is not viable for the large majority of local residents, particular families with young children / children in prams and would be unsafe for them to do so.

This would also be hazardous for people stopping there and leaving the site on foot.

To summarise - The proposed development is over-bearing, out-of-scale and out of character in terms of its appearance compared with existing development in the vicinity. There are major concerns relating to the water supply. Traffic will increase significantly in the local area to dangerous levels on small country roads that cannot safely cope with the increase. The proposed development is very close to being in an Area of Outstanding Natural Beauty . And the White Moss Site of Special Scientific Interest (SSSI) is extremely close to the proposed development.

With Regards

Yours Sincerely

Katie and Aaron Dugdale