



REF: Planning Application 3/2021/0397

Dear Adam,

With regards the above planning application at Barrow Brook for the proposed "New light Industrial Units/ Trade Counter."

Clitheroe Chamber, after considering the proposal and consulting with as many members as possible within the time frame, cannot support such the application and must, in this case, put into writing our objection.

Barrow Brook is designated a Strategic Employment Site However, if permission is given for a Trade Counter then it is obvious from previous examples that the bulk of the sales at each site more closely represents retail usage, not Strategic Employment. There have been previous planning permissions granted at Barrow Brook for Industrial use and during construction the developer has sought to change their classification to enable wider use, which has resulted in the loss of a key site for High Tech/High value employment. This proposal will erode the availability for Barrow Brook to be utilised as envisaged in the Core Strategy 2014 Key Statement DS1.

While, as a Chamber, we look to support all businesses, new and established, after careful consideration the impact of the proposed venture would be too great on the existing businesses within Clitheroe and the surrounding area without sufficient evidence of any benefits whatsoever. With reference to the position of Clitheroe Chamber I would also like to draw your attention to the earlier applications for the proposed site (namely planning application 3/2016/0848) at which time we observed, amongst other items regarding that particular proposal, that (point 6) 'In time if this proposal for retail planning is granted then a retail park could be proposed for the fields adjacent to Barrow Brook which would have a massive negative impact on Clitheroe and Whalley town centres.' We were, at the time, encouraged to note that in the subsequent decision document there was agreement with our assessment noting (point 22) that [with regards the A3 status] '... as any other retail uses may not be considered acceptable due to the impact upon the vitality and viability of the Clitheroe Town Centre in accordance with Key Statements DS2 and EC2 of the Ribble Valley Core Strategy...'

For the above reasons we must object to this application.

On behalf of the Executive Committee, Clitheroe Chamber of Trade and Commerce.