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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 22:21
To: Planning
Subject: Planning Application Comments - 3/2025/0100 FS-Case-741809060

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Planning Application Reference No.: 3/2025/0100

Address of Development: The Eagle, Barrow, Clitheroe Road

Comments: I am writing to formally object to the planning application for a hotel at The Eagle Site in Barrow village], based on the following grounds:

1. Inappropriate Scale and Character

NPPF (National Planning Policy Framework)

The NPPF requires “rural tourism and leisure developments which respect the character of the countryside” (NPPF, paragraph 88c). The proposed hotel does not meet this test—it would dominate the village landscape and further erode an attrition of Barrows rural identity. A village that is already squeezed on both sides by Whalley and Clitheroe

Ribble Valley Core Strategy

Under Key Statement EC3: Visitor Economy, the Council supports new tourism accommodation only where it:

contributes to the visitor economy through conversion of existing buildings, or

is associated with existing attractions, and delivers improvements to the environment and benefits to the local community and employment opportunities.

This development fails both criteria: it is not a conversion, nor will it benefit the local community, many of which have spare bedrooms to accommodate any visiting guests, and it brings no demonstrable community or environmental benefits. The existing attraction is a pub/restaurant which is not a wedding venue nor does it have potential to be. The current building could be partially converted to include accommodation upstairs in the function space that is frequently unoccupied.

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2. Traffic, Safety, and Cumulative Impact

The main road is already experiencing increased traffic due to recent local development. The high profile or both Clitheroe and Whalley as socialising hubs, sandwiches the village on both sides generating significantly more late night traffic. This hotel—generating guest arrivals, staff comings and goings, deliveries, and taxis—would exacerbate congestion and safety risks for pedestrians and schoolchildren. It would also impact local residents with the amount of traffic the hotel would attract, especially late at night by returning guests.

The cumulative effect of this and prior development poses a genuine threat to village infrastructure and tranquillity.

3. Lack of Local Need & Sequential Testing

There is no demonstrated local need for a new hotel; existing establishments (e.g., The Swan Hotel, in Whalley, Pendle View Holiday Park, Mitton Hall Country Hotel, Mitton Fold, in Langho, Assheton Arms Hotel, plus many more already serve demand effectively.

The NPPF's "town centre first" sequential test requires new hotel development to be located within existing centres before considering outlying rural sites (NPPF, paragraph 24). This has not been demonstrated here.

4. Contradiction with Local Strategy

Although Ribble Valley supports sustainable tourism growth, this is intended to be sensitive, place-focused, and augment existing assets, not degrade them. The Destination Management Plan and Core Strategy emphasise sustainable development that "retains and enhances, rather than despoils, the character of the area."

Ribble Valley Borough Council

The proposed hotel runs counter to this vision.

5. Noise, Disturbance & Infrastructure Strain

Hotels inherently bring activity during early mornings and late evenings—deliveries, guest arrivals/departures, increased foot traffic—all of which conflict with rural amenity and peace.

Local infrastructure—public transport, healthcare, utilities—must remain resilient. This proposal would strain these systems further, with no offsetting benefits, particularly given the lack of demonstrated need.

Policy Summary Table

Policy Source Policy Statement Implication for the Proposal

NPPF, para. 88c Rural tourism developments must "respect the character of the countryside." The hotel undermines rural character and scale.

NPPF, para. 24 Main town centre uses (like hotels) demand a sequential approach—first town centre then edge-of-centre, finally rural. No evidence provided that town centre sites were considered or are unsuitable.

Ribble Valley Core Strategy EC3 Supports tourism accommodation only via building conversions or existing attractions, with community/environmental benefits. This proposal does neither—it's stand-alone on a greenfield site with no benefits.

Ribble Valley Destination Management Plan Tourism must retain and enhance local character and environment; development should not despoil it. The scale and location of the hotel does not meet this standard.

Conclusion

This proposal fails to satisfy both national and Ribble Valley policy tests:

It does not respect rural character.

It does not follow sequential site selection.

It does not align with the Core Strategy's criteria—no conversion, no community benefit, no integration with attractions.

It contradicts the Council's own tourism vision to enhance, not harm, the local environment and character.

I therefore strongly urge the Council to refuse this application.

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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 August 2025 22:42
To: Planning
Subject: Planning Application Comments - 3/2025/0100 FS-Case-741814794

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Planning Application Reference No.: 3/2025/0100

Address of Development: The Eagle, Clitheroe Road. Barrow.

Comments: I am writing to formally object to the planning application for a hotel at in Barrow on the following grounds:

1. Inappropriate Scale and Character

NPPF (National Planning Policy Framework)

The NPPF mandates that “rural tourism and leisure developments which respect the character of the countryside” should be supported (NPPF, paragraph 88c). This proposal fails to meet that requirement—it would significantly alter the tranquil, village-scale setting of Barrow.

Ribble Valley Core Strategy – Key Statement EC3: Visitor Economy

The Core Strategy supports new tourism accommodation only if:

it is a conversion of an existing building, or

associated with existing attractions, and

delivers environmental improvements or benefits to the local community and employment.

The proposed development offers no proven benefits to the local environment or local community.

The existing establishment could be used to convert the upstairs space into accommodation if it was deemed there is a need for this.

2. Traffic, Safety, and Cumulative Development

The main road through Barrow is already under pressure from higher traffic volumes—a result of the increased elevation of Whalley and Clitheroe as social hubs. The additional traffic generated by a hotel—guests, deliveries, staff, taxis—would exacerbate congestion and compromise road safety for residents, particularly schoolchildren and pedestrians. Furthermore the added noise this building would contribute to the local environment would be a nuisance to local residents, not to mention the noise of the coming and going of guests, workers and deliveries.

3. Lack of Demonstrable Need & Sequential Site Consideration

No demonstrated need: Existing local visitor accommodation already meets demand. Notably:

1823 Spinning Block, Clitheroe – centrally located with 39 individually designed bedrooms

•
Mitton Hall Hotel, near Clitheroe – a well-established country house hotel

•
Stirk House Hotel & Restaurant, Gisburn – an award-winning hotel and wedding venue in the Ribble Valley

The Swan Hotel, on the outskirts of Clitheroe – a boutique country-style manor house

Calf's Head Hotel, Clitheroe – a 4-star hotel with en-suite rooms and restaurant amenities

There are more than enough existing establishments that can cater for visitors to the Ribble Valley. Barrow Village is not a tourist attraction or a wedding venue and does not require a hotel.

NPPF's "town centre first" policy (sequential test) mandates that main town centre uses (like hotels) should first be located in town centres or edge-of-centre areas before considering rural sites (NPPF, paragraph 24). That test has not been satisfied here, where plenty of suitable existing accommodation already operates effectively.

4. Contradiction with Local Strategic Vision

The Ribble Valley Destination Management Plan emphasizes tourism development that "retains and enhances" the local environment and character—not one that "despoils" it. A large, stand-alone hotel in a small village would directly contravene this vision:

Tourism must retain and enhance local character; development should not despoil it.

5. Noise, Disturbance & Infrastructure Strain

Hotels, by their nature, generate noise and activity during early mornings and late evenings—guest arrivals/departures, deliveries, staff movements—which is inconsistent with the peace and quiet currently enjoyed by village residents. A hotel runs 24/7 hrs a day/night and the hotels presence would increase traffic and general noise to the area. Local wildlife eg deer, owls, bats, badgers, hedgehogs etc will be disrupted by the presence of a hotel running 24/7. Light pollution is also a factor that needs to be considered.

Barrow's rural infrastructure—public transport, healthcare access, utilities—is limited. This hotel would place additional strain on these services, without delivering discernible local benefit, particularly in light of the existing accommodation in nearby Clitheroe and Gisburn.

Policy Summary Table

Policy Source Key Policy Statement Application to the Proposal

NPPF, para. 88c Rural tourism must respect rural character. The hotel fails to do so—its scale is inappropriate.

NPPF, para. 24 Hotels require a sequential approach—town centre first, only then rural. No evidence of such site consideration; unnecessary given existing provision.

Ribble Valley Core Strategy EC3 Tourism accommodation supported only by conversions, attractions linkage, community/environmental benefits. This proposal meets none of these criteria.

Destination Management Plan Tourism should retain and enhance, not despoil. This development is contrary to that vision.

Conclusion

This hotel proposal clearly fails to adhere to both national and local planning policy:

It does not respect the character of the countryside.

It does not meet the sequential test for main town centre uses.

It does not satisfy Core Strategy requirements regarding conversions, community benefits, or existing attractions.

It is inconsistent with the Council's own Destination Management vision to enhance, not harm, the local environment.

Furthermore, there is already ample accommodation in nearby towns and villages—including 1823 Spinning Block, Mitton Hall, Stirk House, The Swan, and Calf's Head Hotel—making a new rural hotel both unnecessary and damaging.

I therefore strongly urge the Council to refuse this application. Please do not grant planning permission for a hotel to built in Barrow Village. The village has reached its maximum size and capacity, further development would diminish what remaining charm the village has left and the impacts far outweigh any benefits (bar personal gain for the proposer) a hotel would provide.

Thank you for taking the time to read my objections,
Yours