

Wednesday 17th March 2021

Re: Planning Application 3/2021/0205

Dear Planning Committee,

We are strongly opposed to this application for the points outlined below:

- **Increased risk of flooding to an area that has suffered extensively with flooding in 2015 and 2020 and is permanently living with the threat of flood** - Any houses built in this area will now have a detrimental impact on the existing houses on Longworth Road. We have seen in developments around the village that the new builds are usually built up so the water runs off them. That will leave the Longworth Road area, including our house, in a basin with no-where else for the water to go and will inevitably lead to more flooding and misery. You can see from Figure 1 that the proposed development is within an area that is at high risk of flooding.

Figure 1 - Screenshot from 19/01/2021 when Flood Barriers were last deployed to the area:

- **More detailed points about flooding are:**
 - Whilst changes have been made to the plans in response to the public consultation, these do not go far enough to remove water as the SUDs basin would quickly become overcome as it sits within Flood Zone 2 and very close to Flood Zone 3.
 - We also have serious concerns about the direction of water towards our property as shown highlighted in yellow in Figure 2 taken from the flood Exceedance Routing Plan that has been submitted as part of the plans.

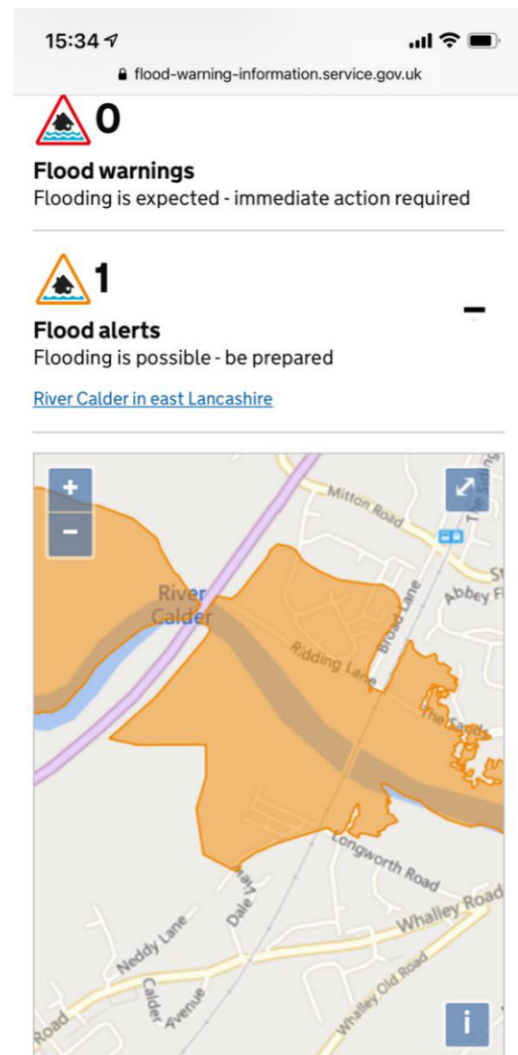


Figure 2:



- **Increased damage from any future flooding** – the risk assessment linked to the flood barriers is based on water from the Rover Calder being taken in by the fields in flood zones 2 and 3. Hard surfaces on this area would make this more difficult, meaning any standing flood water would be there longer, causing more damage to any flooded properties.
- **Increased traffic in the area** – the access road to the development site is already overloaded and is closed at least twice a year due to flash flooding from the hills. Adding further traffic to this will impact on the surrounding area with an increase in cars needing to be parked on the main road therefore narrowing this road creating traffic issues. There is also the loss of pavement space when this happens as these cars all need to be parked partially on the pavement. Traffic, Parking & Road Status. The development will significantly expand the amount of road traffic using the existing road on Dale View beyond the numbers it was originally designed for, therefore increasing the levels of noise and pollution while increasing the road safety risk to all road users by a considerable amount. The applicant has commissioned a traffic statement that states the 36 homes will have at least two cars per household average; therefore a MINIMUM of 72 additional cars. In addition, the design only allocates a single parking space for the one-bedroom homes, yet there is no limiting factor requiring the one bed homes to be single occupancy. Therefore the average of two cars per household should be applied and accommodated for in the overall design.
- The local area is already **overloaded with developments** – work is due to start in Whalley on a 188 property development in addition to the large sites in Barrow. The village does not have the infrastructure, schooling or medical facilities to continue to add more and more houses to the area.
- **Loss of Green Belt Land** - The proposed development utilises “green belt” land which is in direct contravention to the National and Ribble Valley Borough Councils 2008-2028 Core planning strategy

To sum up, as a household we are opposed to the development for the main reason of history of flooding in the area which has increased over recent times in addition to the impact this will have on our local community and also for the erosion of green spaces in the locality. We would have objected about the removal of local natural wildlife but most of this has been destroyed already in the clearance of the land in the pre-planning stage.

Thank you for taking the time to consider these objections.

Yours sincerely,

[Redacted signature]