

## Update Report for Barrowford and Western Parishes Committee 7<sup>th</sup> January, 2016

### 13/15/0327P – Land at Trough Laithe, Barrowford

Five further comments received objecting to the proposal on the following grounds:

- No demand, other developments are not selling and brownfield sites not being utilised;
- Road infrastructure is already insufficient with Wheatley Lane Road being very narrow at the bottom and insufficient parking in the village;
- Not enough schools;
- Reduced funding for police/fire/doctors/dental/environmental services are struggling to cope;
- Building on a river or beck floodplain with the more frequent extreme weather events results in flooding;
- At the top of Wheatley Lane Road the area can be badly affected by springs and surface water;
- We hope that each Councillor who votes takes into account and thoroughly researches each point and only votes for this if they are 100% happy that all the above problems have been resolved;
- As set out in the NPPF inappropriate development in areas of high risk flooding should be avoided by directing development away from areas of highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Areas at risk of flooding means land within Flood Zones 2 and 3 or land within Flood Zone 1 which has critical drainage problems and which has been notified to the LPA by the Environment Agency. Flood risk means risks from all sources of flooding – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems and from reservoirs, canals and lakes and other artificial sources. Development sites are considered in terms of a Sequential Test the aim being to steer new development to areas with the lowest probability of flooding (i.e. zone 1 and a less than in 1,000 annual probability of river or sea flooding. If the site is over 1 hectare then a flood risk assessment is required. All developments in Zones 2 and 3 require a Flood Risk Assessment. May I suggest that whilst the area is listed in the Core Strategy you are aware of the possible dangers and damage that may be resultant of acceptance of the application? Whilst the suggestion of an appeal may incur costs it would most definitely take away your responsibility. You could of course impose very stringent requirements in respect of anti-flooding with major works to be undertaken by the developer.
- Building is unnecessary and far too large for Barrowford to sustain;
- There are other sites in Nelson and Brierfield where this kind of investment is needed;
- The local infrastructure can not support a development of this size. It can take up to 45 mins at rush hour to leave the M65 junction 13 as it is, leading to people using the bypass which increases the amount of traffic through Fence and the Wheatley Lane Road Area. This will only get worse and should be addressed regardless of this proposal;

- With the current state of standstill traffic at junction 13 (eastbound) at peak times what is going to be done with improved infrastructure before any proposed works begin?
- Local primary and secondary schools in the immediate areas and further afield are oversubscribed. In what has been proposed for Trough Laithe and other sites what is being done now to improve these schools?
- With the added population in the Barrowford and Nelson area this will put an increased strain on already stretched public services. Is anything being done to improve these services;
- Recently there has been an increased in rainfall which has led to flooding in parts, this is likely to only get worse year on year. With Trough Laithe being a field offering natural absorption building of any kind on this will remove this natural safe guard and increase the flood risk in the area, how is going to be solved with the proposed plans?
- These proposed plans allow building work to take place right up to the property boundaries of residents of Wheatley Lane Road. This will decrease privacy significantly for residents already in the area. As a resident of Wheatley Lane Road I want to know why the proposed development needs to encroach so much on our boundaries?

The following comments have been received from Old Laund Booth Parish Council:

Although the application at Trough Laithe Barn is strictly in Barrowford, the implications for Old Laund Booth regarding increased traffic are quite significant and the parish councillors are concerned re this issue.

### Education Contributions

An update has been received from LCC which corrects the earlier version dates 22<sup>nd</sup> December which included a secondary school in error which resulted in a request for secondary school places. The updated version confirms that no contribution is required for secondary school places. A contribution of £1,330,824.60 is requested to provide 109 primary school places.

The named infrastructure project to provide additional primary school places is Barrowford St Thomas Primary School.

Subject to a final confirmation the agent has agreed to this in principle.

### **Officer Comments**

With regards to flooding the site is within Flood Zone 1. As it is over 1 hectare in size a Flood Risk Assessment was submitted with this application which is satisfactory.

Flood attenuation measures for surface water run-off have been considered by the Lead Local Flood Authority and subject to appropriate conditions are appropriate.

The remaining issues raised above have been considered and fully addressed in the report.

Various conditions have been slightly amended in order to allow more flexibility in phases coming forward in the future.

**A full list of the proposed conditions is attached as a separate document.**

13/15/0504P – 37 Churchill Way, Nelson

Amended plan received 2015/23/6 Rev A. showing internal changes and specific layout and position for fuel pump, power washers and oil separators. Condition no. 2 will need amending to take account of this change.