Dear sir,

I am writing to you on behalf of Worsthorne with Hurstwood Parish Council with regard to
the planning application APP/2016/0416; the land to the south of Brownside Rd
Worsthorne.

The parish council would like to put on record their objections to the proposals. We object
on a number of grounds, as stated below.

1) Urban Boundary

No part of the Brownside Road site falls within either the 2006 or emerging plan boundary
and there has been no proposal to change the boundary as it runs round the edge of the
Lindsay Park estate.

2) Brownfield Development

The council accepted that at least part of the Butchers Farm was brownfield land as a
result of the unauthorised groundworks business on the site. This doesn’t apply to any of
the Brownside Road site, which is greenfield agricultural land currently under pasture.

3) Development in the rural area policy GP2 of the 2006 plan

The Brownside Road application is 100% in the rural area.

4) Development on employment site and removal of an “Bad Neighbour use”

There is no such case on the Brownside Road application which is 100% agricultural use,
has no buildings or employment use on it or any other uses that harm its neighbours, quite
the opposite the open agricultural use of the land creates an attractive outlook for the
residents who adjoin it and is a very positive benefit for the whole village.

5) Highways

The highway authority agrees the Brownside Road / Brunshaw road roundabout is close to
capacity with little spare capacity in it. There is already a lot or rat running along
Thornton Road / Langwyth roads by vehicles avoiding the roundabout this application will only increase this.

**Visual Impact**

The Brownside Road plans would remove an important landscape area, destroys the setting of Worsthorne, remove views of the village and towards Burnley and create skyline development right up to the back of pavement on Brownside Road.

**School Places**

On the butchers Farm application, the Worsthorne primary school governors wrote to the council making it clear the school had no capacity and no likelihood of any becoming available. The Brownside Road application will make this situation even worse and shrink even further the catchment area for the school.

**Policy**

The applicants have not put forward any reasons why the Brownside Road application should not be determined in accordance with the adopted and emerging local plans which are both very clear, this application should be refused.

**Housing supply**

Burnley has a five year supply of housing sites and therefore supply of new house sites was not a material consideration to be given any weight in ignoring planning policy. There is therefore no need for more houses on a greenfield site.

The following comments follow on from a variety of reasons why the council proposed and passed the planning at Butcher’s Farm in the village, however we have noted how they don't apply to Brownside road application.

- Job creation and employment during the construction phase of the proposed development. **Short term and minimal**
- Redevelopment of an existing commercial site largely located within the settlement boundary. **Not applicable it is outside the urban boundary and a working agricultural holding**
- Financial benefits to local services and businesses through additional household spend. **No local services have stated a need for this, quite the contrary they see preserving the village character as of more value to their businesses**
Worsthorne with Hurstwood Parish Council

- Increase in usage of services, such as the public transport network and local schools meaning such services are more likely to remain viable and continue to operate. The school is oversubscribed, this will only make that worse, the bus services do not run in the evening or on a Sunday so the marginal difference from this development will do nothing to protect them.

- Increase in mix of housing offer within the area, including affordable housing provision and additional family homes. There is no need for these in the catchment area i.e. Burnley.

- Delivery of new homes in a sustainable location close to local services and facilities including those in Worsthorne and Burnley with good transport links. The transport links are very poor; this location is completely unsustainable.

- Loss of a noisy commercial venture close to existing residential properties. It is a field with sheep!

- Environmental improvements to the area through additional landscaping and habitat mitigation (seeking a Net Gain in nature). It would mean the loss of fields to be replaced with dense urban development a 100% loss of natural habitat.

- Financial contributions towards school places and Public Open Space to ensure their longevity. Not required the school is oversubscribed.

We firmly believe that any development on the proposed site would have detrimental effects on the environment, infrastructure and safety of residents in our parish. I hope that you would take these comments into consideration and respond to the email this letter was attached to as receipt of it being received.

Yours Sincerely

Paul R Holden

Cllr. Paul Holden

On behalf of Worsthorne with Hurstwood Parish Council.