



✉ 12 Calderbrook Road  
Littleborough  
OL15 9HL

☎ 07711 342355

💻 peter@peter-hook.co.uk

FAO: Paul Ambrose  
Planning and Regulation  
Number One Riverside  
Smith Street  
Rochdale  
OL16 1XU

15<sup>th</sup> June 2016

Dear Sirs,

**Re: Planning application 15/00996/FUL  
Erection of 7 detached dwellings - Land Off Starring Road Littleborough**

**Case Officer: Paul Ambrose**

Following three site visits, emailed and face-to-face conversations with local residents and a review of documents pertaining to the planning application we would like to object to the planning application for the following reasons:

- There appears to be little circumstantial difference between the reasons given for the rejection of two previous applications in the immediate area (00/D38282 refused on 21/02/2001, and 04/D44398 refused on 24/11/2004) and the one currently being considered.
  - “It would conflict with the primary purposes of including land in the Green Belt, and would constitute inappropriate development in the Green Belt.” – Refusal - 24/11/2004 paragraph 1
  - “...the proposed development would not respect the historic and cultural evolution of the landscape and its visual character...” – Refusal - 24/11/2004 paragraph 2
  - “... It (Starring Lane) is used extensively as a public footpath and any increase in vehicular movement would have the potential to cause conflict between vehicles and pedestrians.” – Refusal - 24/11/2004 paragraph 3
  - These reasons for refusal were almost identical to those given 21 months earlier.
- We have been informed that in 2011, the section of Starring Road leading to the junction with Starring Lane was widened without permission and, despite the insistence of RMBC, no action was

taken to redress this<sup>1</sup>. This unauthorised action removed a strip of land from Barker's Wood<sup>2</sup> which is listed as "An Asset of Community Value". We note that the current application's "Transport Statement" posted on 06/06/16 considers widening the road at this point to 5.5 metres and an associated plan in the same document suggests that the road at this point is 6.0 metres wide. We would dispute this for two reasons. Firstly, the measurement includes the previously disputed road widening and is taken, on the Barker's Wood side of the road, up to the fence that was erected by the person responsible for this road widening and on the other side, up to a dry stone wall. Secondly, the measurement is taken at the very widest point and some 4 meters from this point the road is noticeably narrower. Even before taking these factors into account, we would suggest that the reality of widening the road to 5.5 metres would entail an unavoidable encroachment into Barker's Wood of between 0.5 and 1.5 metres which, we would argue, is unacceptable. Once these factors are taken into account, an unacceptable intrusion into Barker's Wood seems inevitable. Thus, we would further argue that, without the intrusion into Barker's wood, the concerns regarding the conflict between vehicles and pedestrians would remain at a point where driver visibility is restricted by the nature of the junction. We also note that "Junction at Starring Lane – Amended Plan – 21/03/16" does also indicate an unacceptable intrusion into Barker's Wood by the apparent necessity to re-locate the kissing gate further into the wood.

- We are concerned that the plans take no account of the need to build more affordable housing in the Littleborough area.
- Many of the local residents report concerns regarding the potential for flooding in the area concerned. It seems inevitable that, building on the proposed site will cause the significant amount of water held back on the land during times of heavy rain to flow further downhill exacerbating and existing issue of concern to the residents in this area. Alongside this, we are concerned to note that there does not appear to have been an Environmental Impact Survey to accompany the application.

Yours sincerely,



Peter Hook  
(Chairman – Littleborough civic Trust)

---

<sup>1</sup> We understand that the local residents have submitted a FOI request for the documents relating to this event.

<sup>2</sup> Barker's Wood was left in trust by Mrs Marjorie Barker for the benefit of the community.