

Land Use Allocation Responses

Introduction:

The response document presents the sites submitted to Pendle Borough Council as part of the Land-use Allocations Development Plan Documents which was undertaken July/August 2008 and also presents a number of proposed amendments to the Settlement Boundaries within Pendle. The purpose of the document is to allow interested parties to see which sites have been put forward, the individual or organisation who submitted them and the proposed use or level of protection they are proposing for the individual sites.

Sites:

158 sites across Pendle have been submitted by 60 organisations or individuals during the initial Issues and Options consultation. (At this stage Pendle Council is not supporting any of the proposals or sites included. The sites shown reflect those that have been submitted for consideration and provide a basis for providing a response based upon a choice of options.) The six week consultation gives the Parish Council an opportunity to comment on any of the submitted sites or to submit details on any further sites for consideration.

Settlement Boundary Amendments:

The Land Use Allocations allows minor amendments to the defined settlement boundary. Modern mapping methods have highlighted anomalies where the existing settlement boundary passes through existing buildings and gardens for no apparent reason and would be beneficial to correct these minor errors to provide certainty to future users of the plan. Officers have also made minor adjustments to the settlement boundaries using defined natural and man made features to clearly delineate the extent of the settlement boundary. Proposed new boundary changes can be submitted for inclusion during the six week consultation period.

Proposed Land Allocation Sites within Barrowford:

There are five proposed sites within Barrowford and these are:

| Site Ref | Site | Proposed Use | Size (ha) |
|----------|--|---|-----------|
| S028 | Barrowford Business Park | Retain Protected Employment Area Status | 9.261 |
| S110 | Barrowford Business Park | Retain Protected Employment Area Status | 9.261 |
| S124 | Land at Trough Laithe Farm | Mixed Use-Housing or employment or mixed use | 12.959 |
| S125 | Land at Barrowford Business Park | Employment-B1 office use and storage/distribution | 10.322 |
| S130 | Land to North of Barrowford Road bounded by properties | Residential Development | 1.878 |

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| | on Parrock Road and Applegarth Barrowford | | |
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Site Ref S028 Submitted by Pendle Vision and S110: Submitted Pendle Borough Council:

These two submissions are virtually identical and represent what Pendle Borough Council and Pendle Vision feel is the most suitable use for this development site. ***The only concern is ensuring that the site is designated B1 use only. The small area of land formerly the mill lodge omitted from these two proposals should be submitted under the same proposed B1 use.***

Site Ref S124 & S125 Submitted by Turley Associates: S124:

The area of land currently appears in the Local Plan as a Protected Area 3A and the meaning of this designation is contained in the Replacement *Local Plan 2001-16 Policy 3A.1 Protected Areas states that no development will be permitted which would prejudice the open character of the area or its potential for long term development, during the plan period up to 2016. Whilst Policy 3A.2 States it is intended that these areas should remain open during the plan period. They represent areas of choice for possible development to meet long term requirements and to ensure the protection of the Green Belt. The future of these areas is to be re-examined through subsequent reviews of the plan. Should long term pressure for development after 2016 prove that these areas will not be required for development, consideration will be given to their inclusion within the Green Belt.* This site at nearly 13 hectares is of a significant size which if used wholly for housing could represent at least 390 new dwellings. (390 based on the government's minimum housing density of 30 units per hectare) or a significant number of industrial type premises if used as employment land without restriction on type of use, or lastly a mixture of the two. The future development of this land should take into consideration the possible detrimental effects on the village of possible access from this site onto Wheatley Lane Road considering the current traffic problems associated with Church Street, Highercauseway, Nora Street and their junctions with Gisburn Road and the junction of Barrowford Road and Carr hall Road in the other direction.

The Parish Council needs to consider what type of future use they would like to see on this land considering its prominent position on a hillside and may need to submit a submission restricting this piece of land to that defined use. The Council could make submissions stipulating that the Parish Council would like to see any combination of the following:

- **Green Belt:** That the land is not required and request that it is given protected status as green belt. (This is not likely to be successful with the inspector and best possible scenario is that the land is deemed to not be needed currently but retains a similar status to the one currently designated in the Replacement Local Plan.

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- **Housing:** That the land will be required for future housing use but that infrastructure needs to be in place to access the site through the business park and that access onto Wheatley Lane Road should be resisted on the grounds of traffic concerns in the area as a whole not just at the ingress/egress point on Wheatley Lane Road. That due to the prominent position of this site that a lower housing density is stipulated allowing for more screening of the site and throughout the site to break down the contours of the development and help reduce the impact on visual amenity that will be lost to large swathes of both Nelson and Brierfield.
- **Employment Use:** If the conclusion of the Parish Council is to support this land for employment land, then the Parish Council needs to stipulate that this land is not for industrial use and should be conditioned for B1 use only.
- **Mixed Use:** The Council should use a mixture of comments from both the housing and the employment use.

S125: This application is for the Barrowford Business Park site but includes the former mill lodge site. This submission deviates from the current land use by trying to introduce storage and distribution into the development type. ***The Parish Council needs to be mindful that the designation of storage and distribution could lead to the development of a central hub warehouse with increased volume of HGV's accessing the site. This would only exacerbate the difficulties at the roundabouts leading on and off junction 13 of the M65.***

The Council's submissions could include:

- **B1 Use:** Submit the need for retention of the B1 status for both the original site and the additional mill lodge site. Resist warehousing and distribution use on the grounds of additional traffic problems within the area as a whole particularly in the Barrowford Road, Gisburn Road, Scotland Road area. The submission should also include the inference that an access to site S124 is needed for any future development of that site.

Site Ref S130 Submitted by Indigo Planning Limited:

This area of land currently appears in the local plan as a 3A protected area as previously defined in submission S124, it also is contained within the Carr Hall Conservation Area. This site at about 1.9 ha could be used for around 57 housing units. (57 based on the government's minimum housing density of 30 units per hectare) Access to this site would probably be via Parrock Road or up the track adjacent to Laund Farm joining Wheatley Lane Road as apart from these two potential accesses the rest of the site is land locked. ***The Parish Council needs to consider whether it feels that there is a need to develop this piece of currently protected land or to submit a submission:***

- **Green Belt:** Submit for inclusion that the land highlighted and the fields above stretching to the properties on Wheatley Lane Road are not needed in the current review and request that as highlighted in the local plan that it could be reverted back to either Green Belt or Open Countryside and that this area should form a buffer zone against any further development along the corridor adjacent to Wheatley Lane Road leading to Carr Hall Road and beyond.

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Other Potential Sites for Inclusion:

Pendle Borough Council's recent review on affordable housing attached to larger housing developments highlighted no schemes within Barrowford and the only land available for the size of development needed to provide a meaningful number of affordable houses is site S124. The Parish Council in response to the need for affordable housing highlighted within the Barrowford Local Plan could submit small areas of land currently under the control of Pendle Borough Council for inclusion as stand alone affordable housing sites. There are several small pieces of land at Newbridge and these could include:

- Car Parks at Lowerclough Street currently designated as parking for Barrowford Civic Hall but which may become available if the Civic Hall ever closes or is replaced.
- Land running from Pendle Street to Holme Street currently underused as a garage site.
- Land at the top of Garnett Street formerly gardens/allotments currently an underused garage site.
- Land at Nora Street currently used as a garage site.

The suggestion is not that these sites are submitted for immediate development but to put a marker in place for potential future affordable housing use. This could be one of the last opportunities to include possible affordable housing sites before 2016 and beyond.

Sites in adjoining Towns and Villages which could Impact on Barrowford:

| Site Ref | Site | Proposed Use | Size (ha) |
|----------|---|--|-----------|
| S011 | Red Lane Colne | Housing | 2.508 |
| S093 | Field No's 6777, 7878, 9379 Gisburn Road opposite former mill site. | Mixed Use – Housing and Village Car Park | 0.335 |
| S137 | Land to North of Former College Barrowford Road | Employment – general industrial/business area. | 19.663 |
| S147 | Land adjacent to Wheatley Lane Road Fence | Housing – change settlement boundary to include site and reallocate to residential land. | 1.003 |
| S152 | Red Lane Colne | Housing | 2.701 |

Site Ref: S011 & S152:

Both these submissions relate to a piece of land situated adjacent to Sacred Hearts RC Primary School and the difference is the inclusion of a small additional strip of land on S152. The site represent the potential of between 75 and 80 housing units at the government recommended minimum density. *The Council needs to access what impact the potential additional road traffic using Red Lane in a Barrowford direction will have on traffic flows through Barrowford at peak times and comment accordingly.*

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Site Ref S093:

This site is small at a third of a hectare and represents very small scale development especially if part is assigned to local car park use.

Site Ref S137:

This site represents the biggest concern to Barrowford as at almost 20 hectares it is a substantial piece of land to be allocated for mixed industrial use both in traffic and loss of amenity to Barrowford. The site may be in close proximity to Vivary way and junction 14 on the M65 but due to restricted traffic flows and the current traffic light management system with its bias to traffic approaching from North Valley Road this may lead to excessive use of Colne Road and Gisburn road by both cars and HGV's trying to circumvent junction 14. The land currently appears in the Replacement Local Plan as Green Belt and is an unspoilt valley stretching from Barrowford Road to Red Lane and adjacent to the Canal Corridor. This land currently represents an idyllic mix of pastureland, small areas of trees and beck side habitat which lends itself to future tourism/leisure use. The use of this area as industrial land would detract from the current ethos of leisure/tourism land created by the adjacent Canal Corridor with its current walking/fishing/sailing/cycling leisure use and tourism links with narrow boat/sailing and bed & breakfast/walking holidays coupled with the biodiversity of both the flora and fauna preserved in the wider area by the protection of Canal Corridor status. This piece of land should remain as Green Belt to ensure it is preserved until its future tourism/leisure potential can be utilised.

Site Ref S147:

This site situated just past Red Syke Cottage opposite Tunstill Fold includes a larger deviation of the settlement boundary to include this area of approximately 1 hectare. The future housing development could be around 30 units and its mid distance between the Fence turn off and Carr Hall Road could lead to a small increase in traffic accessing Carr Hall road.

Submitted Settlement Boundary Changes:

The following minor alterations to the settlement boundary within Barrowford have been submitted.

| Site Ref | Location | Reason for Change |
|----------|-----------------------------------|--|
| BC051 | Land at Mitton Houses, Higherford | The boundary should be redrawn to follow the actual limits of the settlement. The proposed boundary includes the curtilage and a building adjacent to Mitton House. |
| BC058 | The Orchard, Higherford | The boundary should be redrawn to follow the actual limits of the settlement. The proposed boundary includes the curtilage of new properties on The Orchard, following the boundary walls. |
| BC059 | James Street, Barrowford | The boundary should be redrawn to follow the actual limits of the settlement. The proposed |

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| | | boundary follows the boundary fence at 21 Halstead Lane. |
| BC060 | Pendle Heritage Centre, Barrowford | The boundary should be redrawn to follow the limits of the settlement. The proposed boundary follows the building line from Colne Road. The proposed boundary excludes the adjacent barn as this is an agricultural building and forms part of the open countryside character. |
| BC061 | Scotland Road, Barrowford | The boundary should be redrawn to follow the actual limits of the settlement. The proposed boundary follows the riverbanks and the boundary wall of the rear gardens of properties on Scotland Road. |
| BC062 | Land at Trough Laithe, Barrowford | The boundary should be redrawn to follow natural landscape features. The current boundary cuts across a small woodland area. The proposed boundary follows the natural extent of the woodland area. |
| BC080 | Park Avenue, Nelson | The boundary should be redrawn to follow the actual limits of the settlement. The proposed boundary follows the building line Carr Mill Cottage and the hedge line boundary of Victoria Park. |

All the submissions have been submitted by Pendle Borough Council and as a whole do not represent a major shift in settlement boundary for Barrowford.