

## Land Use Allocations Stage 2 Sites

The 50 new sites identified at stage one have been included in the Land Use Allocation and are now open to comment at this stage before Pendle Borough Council draw up a Preferred Option Options Report towards the end of 2010 when again further comment can be made.

### New Submissions with the Potential of Affecting Barrowford

**1. S178: Land off Barrowford Road/Heirs House Lane Colne 67.597ha.**

This submission proposes that the large swathe of land extending to the canal and as far as Red Lane be designated a Site of Local Importance/Biological Heritage Site. This site encompasses the previously submitted site S137 with its proposed employment use and beyond and if successful could protect this large area of unspoilt canal corridor and pastureland for future generations. The Parish Council submission for Site S137 emphasised that the site should be used for leisure/tourism use whilst retaining the open aspect. ***The Council should consider possibly altering its standpoint on Site S137 to support this submission vigorously and the benefits of the long term protection this designation could provide for the larger area of natural beauty as a whole.***

**2. S179: Land off Barrowford Road/Heirs House Lane Colne 4.641ha.**

This submission sits within the area covered by site S178 and proposes a change from agricultural to residential and employment use. The area includes areas of copse and open pasture. This site is situated within pastureland and adjacent to a ribbon development of late Victorian and Edwardian large detached properties situated along Barrowford Road. The site is situated within half a mile of a busy junction with Vivary Way and the congestion at peak travel flows with inevitably lead to traffic trying to access the M65 via Barrowford. The scale of the site if residential could lead to the development of at least 135 houses at the current minimum housing density of 30 per ha and could be considerably more if a higher density was used. ***The Council should consider the effect of potential for increased traffic on the current infrastructure or the need for more out of town development weighed against the potential as a tourism asset if protected against future development.***

**3. S197: Higher Parrock Farm, Parrock Road Carr Hall 1.182ha** This submission is located within the Parish Councils submission proposing this land being designated as green belt to preserve a natural green corridor or buffer zone between the Carr Hall Conservation Area and the designated employment land situated off Barrowford Road. ***The Council should submit objections to this site use being included as it is contrary to the Parish Councils own site use submission.***

**4. S199: Land to rear of St. Thomas's School Wheatly Lane Road Barrowford 6.556ha.** This area of land surrounds the school and abuts

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the field in front of Oaklands House. The site at six and a half hectares has the capacity to accommodate at least 195 dwellings at the lowest density and potentially considerably more at a higher density. The only access is situated immediately after the school and could greatly increase traffic flow past the school at peak times. The road infrastructure leading towards Gisburn Road at either Church Street or Highercauseway is precarious due either the bottleneck at Church Street or the current number of vehicles accessing Highercauseway and already cutting through this housing estate. This type of ribbon development above Wheatley Lane Road is highlighted in the Barrowford Parish Plan as undesirable as it could see a series of these types of development progressing along Wheatley Lane Road towards Fence. ***The Council should object to this proposed site use on the grounds of inadequate traffic infrastructure to accommodate this size of development, unsuitable access in close proximity to a school and that the top side of Wheatley Lane Road is highlighted in the parish plan as one that should be retained as an open space and outside the settlement boundary.***

5. **S206: Land between 30 and 78 Barnoldswick Road (Ralph Laithe) Higherford 2.201ha.** This site is situated between current housing on Barnoldswick Road and could loosely be termed infill at the possibility of 60 dwellings the infill could quite easily outnumber the existing, but a precedent has been set by the development off Grange Avenue extending almost adjacent to this site. The main concern is that this has the potential to lead to further future ribbon development and this should be borne in mind.
6. **S209: Land off Carr Road Nelson 1.049 ha.** Lancashire County Council has submitted this site with a change of use from vacant land to educational. This could be the prelude to this land being the suggested site for the new Whitefield Primary School. If this is the case then the potential traffic problems inherent with any primary school could adversely affect the quality of residents within Carr Hall and motorists who currently use Carr Road for access into Nelson and lead to further congestion at Junction 13 of the M65.

**Maps of the individual sites are available to view at the Council Office.**