

PENDLE CORE STRATEGY EXAMINATION

Agenda - Session 7

09.30 Thursday 16 April 2015

The Wilson Room, Nelson Town Hall

Matter - How Is the Employment Requirement To Be Met?

The purpose of this session is to consider whether the proposals to meet the employment requirement have been justified and will be effective.

The Plan proposes a strategic employment site within the CS at Lomeshaye but otherwise relies on the SAP to bring forward any sites additional to those already committed.

Issues

1. Are the circumstances sufficiently exceptional to justify the release of Green Belt land at Lomeshaye for a strategic employment site and, if so, have these been justified in the CS?
For example have the options for the use of previously-developed land been fully considered?
2. Is the Lomeshaye site deliverable?
Is Policy WRK3 clear on how and what will be delivered?
Are B8 uses appropriate?
Are there any significant constraints such as access, topography, flood risk and biodiversity which may prevent the site coming forward?
Should Policy WRK3 require a Masterplan/Development Brief to be produced to ensure that the site is developed in an appropriate manner?
3. Will the proposed new Green Belt boundary endure beyond the Plan period so that it has permanence or is there a need to identify 'safeguarded land' between the urban area and the Green Belt?
4. Is the site at Lomeshaye capable of being made accessible by public transport, walking and cycling?
5. Will Policies WRK1 and WRK2 be effective in supporting the sustainable growth of all types of businesses and sustainable jobs in rural and other areas?
6. Is it necessary for Policy WRK2 to refer specifically to the Riverside Business Park in addition to Protected Employment Areas generally?

Main Evidence Base

CD/05/01 – Pendle Employment Land Review

CD/05/02 – Strategic Employment Land Site Allocation Report Parts 1 and 2

CD/05/03 – Pendle Jobs and Growth Strategy

CD/05/07 – Lancashire Strategic Economic Plan

CD/05/12 – How Pennine Lancashire Can Contribute To The Economic Objectives

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of the Lancashire LEP

C/004 – Council response to Inspector's Further Questions

Suggested Modifications

There is a proposed Modification to the Plan (MM011) to make it clear in Policy WRK2 that at least 25 ha of new employment land will be allocated over the lifetime of the Plan (including Lomeshaye). The net developable area of the Lomeshaye Site is approximately 16ha. It is suggested that a site allocation will also be required in West Craven which would be progressed through the SAP.

Participants

PBC (*statement HS7/001*)

Andrew Bickerdike, Turley Associates (for Peel Investments (North) Ltd)
(*representation 868120*)

Pam Smith (*representation 868476*)

Shelia Smith (*representation 478805*)

Jane Wood, FOE (*representation 619588*)

Beverley Bailey (*representation 817576*)

P Daniel (*representation 818314*)

Barrowford Parish Council (*statement HS7/002 and representation 327467*)