

Sustainability Assessment Appendix 5: Assessment of potential Housing Sites - P078

Please note the Land is at: [REDACTED]

It is believed that this site needs re-assessing, in the main due to the following:

10. Land both on and surrounding the site (in the same ownership) has already been a major contributor to providing tree planting in Pendle, and also has good ecology and there would also be excellent opportunities for more, which has to be contributing to this objective and any development wouldn't have any adverse affect on this.

12. The site is edged by the Leeds and Liverpool Canal which the Canal & Rivers Trust along with LCC and 4 other councils including Pendle are looking to improve 20 miles of ending at Barrowford Locks on the edge of this site, where they propose to 'provide more opportunities for "people to live, play and be inspired",' the openings are certainly there on this land. There are also lots of opportunities to improve biodiversity net gains.

14. The site is not really important in maintaining separation between Barrowford, Nelson and Colne, as there are strong physical permanent features that already exist that do this, ie the M65 with its steep embankments, the Leeds and Liverpool Canal and Locks, two rivers (Colne Water and Pendle Water) along with a Forest and various Sports Grounds. The fact that there are TPOs on the site holds little importance when they are located where it is unlikely that any felling would need to take place either for development or for access (of which there are 4 already off Colne Road, 2 of which would plenty wide enough without felling any trees (and the other 2 probably wouldn't be required), so there wouldn't need to be any felling that would 'alter the character of Colne Road'.

The Summary... states a lot of positives for this site, but once again refers to the 'Gap', that as mentioned above isn't really required, due to strong permanent features.

The other negative seems to be travel to 'key services' which makes no sense, as Barrowford and the position of this site in particular is very central in Pendle, the village is not only well served with fantastic services/key services, more than some towns, but it is so close to Colne and Nelson, that it is nearer to some of their facilities than for some residents that are classed as living in that particular town, ie the train station, sports centre, fuel stations, supermarkets, retail parks, high schools most of these are only about a mile away by walking/cycling and just over if going the longer way by road, whereas these can be further for residents of the particular town who live on the outskirts.

Services and facilities should be judged by distance not by whether their address falls into a particular Settlement address. As for the excellent services in Barrowford they are all walkable, there are currently 12 properties on Colne Road and at least 8 of these are occupied by OAPs who use and walk or cycle to all the facilities in the village, some say that is exactly the reason they moved in retirement to a property on Colne Road because all the services, shops etc are within walking distance. Also there is a shortage of car parking in the village itself which just has 2 small supermarket car parks which supply short stay customer parking (one only half an hour at a time), therefore most people who visit Barrowford or who live on the outskirts use either the 2 car parks on Colne Road or Colne Road itself to park and walk into the village to do their shopping and use various services or visit one of the many cafes and wine bars. So not only would housing on Colne Road be perfect for people to be able to walk and use village key services, it would also be a boost for the economy in the village, whilst providing housing for Pendle.

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