

Pendle Core Strategy Plan Examination

Barrowford Parish Council Hearing Statement For:

Session 7

Submitted: 20th March 2015

Matter – How is the employment requirement to be met?

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? See in particular C/004 for Council's response including the need for employment land to meet the full requirements of the Borough and the lack of other suitable sites beyond the Green Belt.**
 - No comments
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?**
 - BPC have no objection in principle to the site but details as to whether the constraints have been sufficiently enough investigated are unknown. Having a better understanding of any constraints would help determine whether or not the site is delivered. Have PBC carried out any further appraisal of the site which ensures the site can be brought forward?
 - Suggest that there is a form of wording which is put into the body of the policy wording stating, that a masterplan and design code is produced for the site which new development must comply with. This will ensure that a holistic approach of the development of the site is taken ie. road layout, public transportation linkages, services for those working on the site, appropriate use of materials and signage. Given this would be a release of Green Belt, the site warrants a quality approach to its future development.

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?

- The proposed extension of Lomeshaye would leave little room for future expansion given that it is constrained to the north by the A6068 and to the west with a series of BHS sites
- BPC do not consider that there are opportunities for allocated any 'safeguarded land' around the Lomeshaye site

4. Is the site at Lomeshaye capable of being made accessible by public transport, walking and cycling?

- The site is capable of being accessible, but through the use of a masterplan for the future development of the site, key issues such as accessibility and connectivity with the wider area could be considered from the outset.
- BPC unsure of what public accessibility is currently available to the site, general observation that it is heavily car orientated.
- BPC suggests that future users of the site are asked to complete Travel Plans as part of any future developments and that there is a linkage with policy WRK3 and policy ENV4 – Promoting Sustainable Travel

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?

- BPC considers the policies to be sufficiently detailed to support growth of all types of business in rural areas
- One suggestion, that WRK2, under 'Rural Pendle' 5. Reads..... 'Is of an appropriate scale, character and design'

6. Is it necessary for Policy WRK2 to refer to the Riverside Business Park?

- BPC, considers it is important that reference is made to Riverside Business Park under the M65 corridor part of the policy. It is mentioned under the Spatial Strategy but not in WRK2.
- The site provides an opportunity to create quality office space boasting good accessibility links.
- current research and manufacturing SMEs based in Barrowford should be supported and encouraged to expand onto the Riverside site and this should form part of any employment strategy for the Borough

- Similar to the suggestion for a masterplan and design code for Lomeshaye, any future development at Riverside should be to the highest quality design and materials and consider possible pedestrian connectivity along Pendle Water and potential linkages with Nelson and Colne College