

26.03.15

Representation to the Inspector for Pendle Strategic Development Plan – Hearing

Session 9

There is no mention in any document to the relevance of open space to Pendle.

The amenity value offered by Trough Laithe is demonstrated by the impact of the site on surrounding areas.

Most notably, Trough Laithe provides vistas to keys areas within Pendle including Nelson and Colne.

This is something which should be taken seriously!

My representation 17 February 2014 was edited by Council representatives prior to publication, i.e. key evidential photographs and references were removed. I have reinstated the photographs to assist my representation. The mere fact that my representation was edited suggests that others could representations could equally have been edited?

When questioned, the response provided by John Halton via email (19.05.14) was that the Inspector would have access to full responses should they be requested? This is clearly not in the interests of the public and I would expect full unedited representations to be made public at all times.

The following 6 pictures are views from Barkerhouse Road in Nelson, Reedyford Road in Barrowford, The Shooters Arms and importantly, Albert Road in Colne...

Picture 1 - Barkerhouse Road, Nelson...



Picture 2 - Reedyford Road, Barrowford...



Picture 3 - The Shooters Arms, Nelson...



Picture 4 – The Shooters Arms, Nelson – Approximate Extents of Development...



Picture 5 - Cenotaph, Albert Road Colne...



Picture 6 - Colne Town Hall...



The Strategic Housing site at Trough Laithe plays a very important role in providing the primary vista which connects Colne with the country side beyond. This is very much evident when travelling between Colne Town hall and the Crown Hotel Public House. To develop this prime Green field site would in effect close the open feel and connection of a busy Town Centre main street to its surrounding green countryside.

The development of this site would be sacrilege and begin to destroy the open feel and reputation which Colne has as the 'Bonnie Town on the Hill'.

This view should become a Protected View for this aspect alone!

With over development and lack of understanding of the housing typology, Pendle Council is at risk of rushing a decision which would see key valuable sites being lost to profit hungry developers with the opportunity cost being the loss of benefits brought by the shear impact of such a site in terms of visual amenity to surrounding areas alone.

Given the type of high yield housing that the strategic housing site at Trough Laithe would provide, it would be safe to assume upwards of three cars (plus) per household (not including visitors). This equates to $500 \times 3 = 1500$ extra cars to an already congested area.

Clearly this further adds to the requirement for road infrastructure upgrades. With respect to the Strategic Housing Site at Trough Laithe, 1500 extra cars would cause melt down to the local road network, specifically if taking into consideration; the junction to Carr Hall Road and Wheatley Lane Road, Church Street and to Gisburn Road running through the village.

Most of all with house building on the perceived scale of Trough Laithe Farm there will be a need for significant investment in social infrastructure; where is the new £6m to £10m primary school, where is the nursery as promised by the business park development to the lower part of the site, where is the new doctors surgery, where is the new dentist. Is the developer willing to fund this type of social infrastructure through the CIL or Sc106?

Should Pendle Council be forced into the retention of Trough Laithe Farm within their ultimate strategy then the suggestion is rather than considering the whole of the parcel of land in one single move; The land should be 'parcelled' and handed to developers in a phased manner i.e. split into thirds, fifths etc with a new planning application for each segment based on proof of demand, typologies, links with social infrastructure including schools and providing a full socioeconomic impact assessment, traffic impact assessments and preferably an Environment Impact Assessment at each phase.

Equally, design lead proposals should be considered seeking to build communities rather than turn their backs on well established residential areas by making 'islands' out of existing groups of houses. Sufficient green buffers should be designed into schemes between existing houses and new build development, eg village greens, woodland walks and trails rather than the

usual 1800mm high fence with back to back gardens and the required 21m between living spaces – This does not present 'good design'.

Deer, an abundance of wild birds, rabbits, as well as farming stock are prevalent on Trough Laithe with hedge rows and tree cover used by all wild life. This provides a key element of wildlife to a rural area which would be destroyed and moved on for good should Trough Laithe be handed over to developers.

Kind regards,

Paul Henderson