

**REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER**

**TO: MANAGEMENT TEAM**

**DATE: 10<sup>th</sup> JULY, 2018**

**Report Author:** Neil Watson  
**Tel. No:** 01282 661706  
**E-mail:** [neil.watson@pendle.gov.uk](mailto:neil.watson@pendle.gov.uk)

## **LOMESHAYE DEVELOPMENT BRIEF**

### **PURPOSE OF REPORT**

To inform Management to of the requirement to adopt a Development Brief and to seek comments on it before it goes to the Policy and Resources Committee.

### **RECOMMENDATIONS**

- (1) That Management Team comment on the draft
- (2) That subject to any changes Management Team wish that the Brief be taken to Policy and Resources Committee with a recommendation that we go out to consultation.

### **REASON FOR RECOMMENDATIONS**

The Development Brief is required to be completed in order to satisfy the requirements of the adopted Core Strategy

### **ISSUE**

- 1 The Core Strategy proposed to allocate Lomeshaye as a major part of the employment land allocations for the Borough. The land formerly lay in green belt but that designation was altered and the land allocated for employment under policy WRK 3.
- 2 The policy had five element to it. One of the requirements was to prepare a development brief including a design code.
- 3 The site has footpaths running across it, has areas of biological importance to the west and is in an elevated position able to be seen from Nelson which lies to the south.
- 4 The development brief has been designed to blend the need to use as much as the site as possible but also to integrate, as far as is practical, the site into the surrounding area.

- 5 Comments from Management Team are invited on the Brief before a final version is presented to Policy and Resources. After that it will need to be publicised and brought back to Committee for adoption.
- 6 The Brief is in two halves. The main design element is attached for comment. A short contextual introduction is being completed.

## **IMPLICATIONS**

<b>Policy:</b>	None
<b>Financial:</b>	None
<b>Legal:</b>	None
<b>Risk Management:</b>	Not having a development brief would compromise the ability to take the development of Lomeshaye forward
<b>Health and Safety:</b>	None
<b>Sustainability:</b>	None
<b>Community Safety:</b>	None
<b>Equality and Diversity:</b>	None

## **APPENDIX**

Lomeshaye Draft Design Code