

REPORT FROM: PLANNING, BUILDING CONTROL & LICENSING MANAGER

TO: Barrowford and Western Parishes Area Committee

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Development Brief for the Extension of Lomeshaye Industrial Estate

PURPOSE OF REPORT

- (1) To inform Committee of the outcome of the consultation on the draft Development Brief.
- (2) To seek the views of the Area Committee to report to the Policy and Resources Committee.

RECOMMENDATIONS

- (1) That Committee note the comments received.
- (2) That Committee make their comments on the draft to be reported to the policy and Resources Committee.

REASONS FOR RECOMMENDATIONS

- (1 & 2) In order to ensure the Area Committee has an input into the content of the Development Brief.

ISSUE

- 1 The adopted Core Strategy – Part 1 Local Plan allocates land for industrial development. That is an extension to the existing Lomeshaye Industrial estate. Policy WRK3 (Strategic Employment Site; Lomeshaye), which allocates the site in the Local Plan, provides several policy criteria for the site's development.
- 2 One for these criteria is to produce a Development Brief, including a design code, for the site. Phase 1, which comprises the lower part of the site, has already had planning permission approved on it. The Development Brief focusses therefore on phase 2 which is the upper section.

- 3** The Policy and Resources Committee agreed for the Brief to go out to consultation. The Brief, together with all of the comments made within the consultation period, are attached for Committee to make any comments on. These will be reported to the Policy and Resources Committee on 27th November 2018 for a final decision on the content of the Brief.
- 4** Members will note that some comments have been made which go to the heart of whether or not the site should be allocated for employment. These relate for example to the capacity of the road network to accommodate the development and the principle of having a site there. Members are advised that matters of principle have already been considered and determined through the designation of the site in the Local Plan. The Brief does not consider these matters of principle. It considers design parameters that the development of the site should have regard to.

IMPLICATIONS

Policy:	None
Financial:	None
Legal:	None
Risk Management:	None
Health and Safety:	None
Sustainability:	None
Community Safety:	None
Equality and Diversity:	None