

Agenda Item 6

Barrowford Parish Council's comments on the Lomeshaye Development Brief

Introduction

1 (i) The Parish Council appreciates being consulted on the Development Brief for the Phase 2 extension to the Lomeshaye Industrial Estate.

1 (ii) Representatives from the Council in fact raised issues of access to the Site as far back as the Examination in Public by the Inspector of Pendle's Core Strategy in 2015. Clearly Barrowford has an interest in this and environmental aspects of the Phase 2 extension, as Carr Hall Ward of the Parish is almost adjacent to the site, and traffic along the A6068 comes through that ward and continues into the village.

No Traffic Impact Assessment

2 (i) The Council find it astonishing that no Traffic Impact Assessment accompanies the brief. Indeed the incorrect description of the A6068 as a dual carriageway raises doubts as to how deeply this key issue has been considered.

2 (ii) The A6068 has already had more than its fair share of accidents. Highway police are frequently there (very often at the edge of Carr Hall) with cameras monitoring the excessive speeds of vehicles along it

2 (iii) Planning permission for a site of 500 houses has been granted at the Trough Laithe site, with its main vehicle entrance at the roundabout for the Riverside Business Park (which also has permission to expand) on the A6068 just down from the proposed Lomeshaye extension.

2 (iv) A hotel and creche have also been granted permission at Riverside Business Park, again with access from that roundabout.

2 (v) Together these amount to a very considerable forthcoming increase in traffic in both directions already along the A6068.

2 (vi) The extension is described as possibly providing up to 1000 jobs. This represents a potentially massive increase in traffic along the A6068, much of it slow moving and heavy.

2 (vii) The Parish Council is therefore justifiably concerned at the lack of serious consideration given to the consequences of access to the Lomeshaye extension in the brief.

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Access

3 (i) The Broad Conceptual Options in the Design Narrative Annex ii of the Design Code (it would have been helpful if there had been page numbers) refer to up to three entrances to the extension from the A6068' with no linkage to the existing site other than pedestrian and cycling ones.

3 (ii) If any of these were to be created the A6068 would, in the Parish Council's view' become unacceptably dangerous

3 (iii) The effect on junction 13 of the M65 just outside the Parish would be very heavy. Even with its new roundabout system it is regularly congested.

3 (iv) There is only one clear mention, at Step 4 of Stage 2 Preliminary Masterplan of a "realignment of road to illustrate how it could potentially link to Phase 1 Lomeshaye Industrial Estate extension", but even here an access from the A6068 is envisaged.

3 (v) The Parish Council strongly believes that all heavy traffic should come from the Phase 1 extension of the Industrial Estate. The topography is difficult but should not be unmanageable.

3 (vi) In its discussions the Parish Council felt that consideration could be given to a narrow gate access from the A6068 restricted to emergency and small vehicles only, as at Junction Street, Nelson.

Environment

4 (i) A string of junctions along the A6068 would drastically expose the whole site from the road and from points north. At the moment the site is well screened.

4 (ii) The Illustrative Masterplan shows some seven plots very close to the edge of the A6068, which, it is proposed later in the brief, can be up to 8 metres high. These would dramatically change the rural nature of the road. In this regard the Parish Council feels that the Masterplan comprises an overdevelopment of the site.

Conclusions

5 (i) Barrowford Parish Council views heavy vehicle traffic access from the A6068 with extreme concern and supports the design proposing linkage to the phase 1 extension for such traffic.

5 (ii) The council has serious concerns regarding the loss of a rural visual landscape as a result of the location of the proposed top row of plots on the site closest to the A6068.