

Parish Council Response to the Local Plan Part 2 Consultation:

This consultation is the first opportunity for the public and Parish & Town Councils to see the first draft of the detailed planning policies and housing and employment land availability sites that had been submitted for inclusion with a preferred list and reserve list included in the draft. All sites that have initially been rejected are included in the Reserve Sites List and although not included in the initial draft plan some of these sites could be substituted if either an included site is considered not suitable through new information gleaned from the consultation, or an alternative site being reassessed through new information submitted.

This process will continue right up to the Public Inquiry with the appointed Public Inspector making the final decision over the Borough Councils submitted Local Plan. So be aware that just because a site is not in this first draft doesn't mean it will not be included in the plan approved by the Inspector.

The Local Plan Part 2 documentation runs to several thousand pages and would be impossible for a small council to scrutinise completely with the Clerk concentrating on the sections that could have the largest effect on Barrowford.

Shopping Centres: The inclusion of three shopping frontages at Newbridge have been included which will establish these shops in the shopping hierarchy. These shopping areas were included in the Neighbourhood Plan and this will open grant applications to Shopping Centres.

Minor Amendments of the Settlement Boundary: The Clerk has looked at the amendments included for Barrowford and again it was part of a borough wide list which would have been easier to access if the list had been broken down into individual Towns and Villages. The minor amendments identified are just a rationalisation of boundaries by including existing buildings and curtilages currently partially included in the Settlement Boundary. The only exception is the land to the rear of the Heritage Centre where it is proposed to remove the Cruck Barn from the Settlement Boundaries.

The Settlement Boundary in General: If a housing site is included outside the Settlement Boundary the Boundary is automatically extended to include the site. The current Settlement Boundary was established in the 1990's with some sections which are contiguous with the settlement boundaries of neighbouring towns and villages could lead to a pronounced merging of the two. These should be identified and recommendations for review being submitted.

Employment Sites: The only site within Barrowford highlighted in the draft Plan is Riverside Park. This has been designated Employment Land since the 1990's, but it also appears in the Alternative Housing Site List consideration should be given to the Employment Land Availability if this site is included as a Housing Site.

Included Housing Sites: The only Barrowford Site included in the Draft Plan is P104 Land at Oaklands which appears on the Reserve Sites list. This site along with several on the Alternative Sites list have been put forward at every opportunity since the 1990's. This site is not the most suitable but is small scale and potential infill and scores better than most sites assessed to the wide-ranging criteria in use. This does not mean the site is suitable for development but more suitable than the others assessed. From a Planning Authority perspective, the inclusion of a wide

mix of sites throughout the borough will reduce the likelihood that potential developer can convince the Planning Inspector that Pendle Borough Council has not included enough sites that meet the Viability Criteria and having their nominated sites being included in the final plan.

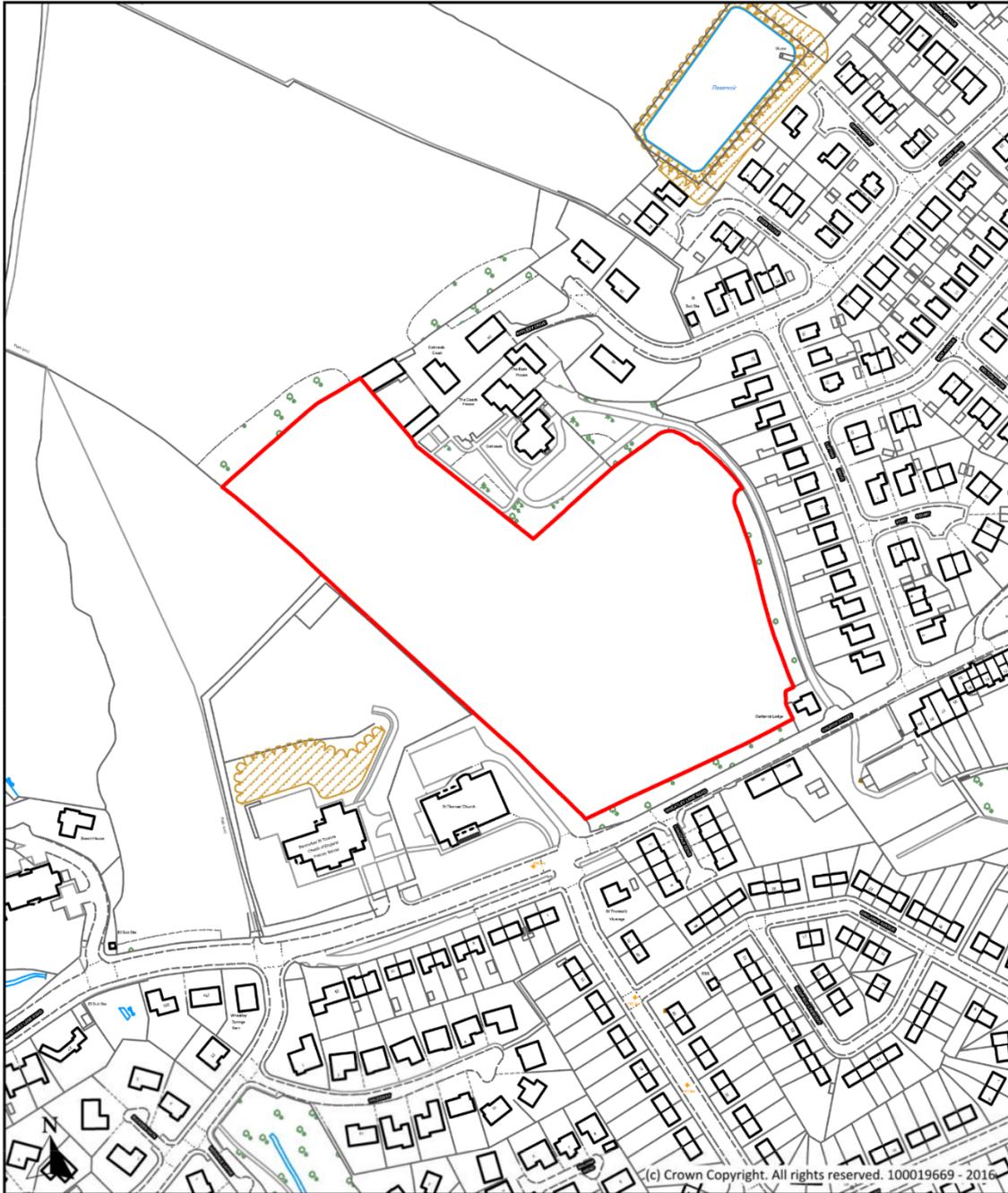
Barrowford falls within the M65 Corridor and is the most viable land in the M65 Corridor the inclusion of only one site on the Reserve List shows Pendle's determination to redevelop and improve the housing stock of the rest of the M65 Corridor.

The Clerk has drafted a robust response which highlights all the planning problems with developing this site at Oaklands which may lead to the removal of this site from the Reserved List in the revised plan which will be based on the planning relevance of the responses to this consultation. and if this is not successful further submissions can be sent to the second consultation which will be assessed by Planning Inspector for his final recommendation on the contents of the plan.

Alternative Housing Sites: There are 12 Barrowford sites on this list and although initially rejected one or more could be included in the final document either by Pendle Borough Council or by the Planning Inspector after deliberating evidence submitted at the Public Inquiry, The Clerk is looking at all of these sites individually and hopes to have a completed report by the meeting. So far 6 of these sites have been assessed the ones that fall within the Green Belt are helped by the recent independent assessment of whether certain sites still fulfil the Criteria set Inclusion in the Green Belt and several Barrowford Site met the standard required and were judged as still fulfilling their role.

Meeting Decisions: The Council has until 5pm on the 6th April to submit its response to the consultation this will give Councillors about two weeks to pass further information to the Clerk. The Council will need to approve that the final response will be delegated to the Chairman, Vice Chairman and the Clerk.

This Document will be put on the Councils Website following this meeting



Description			 <p>Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330</p>
<p>Land at Oaklands, Wheatly Lane Road, Barrowford</p>			
Scale	1 : 2,500	Ref No.	
Drawn By	Date	Historic Ref	
J.B.	24th October 2016	S240	

Pendle Local Plan Part 2

Appendix 5: Sustainability Appraisal of Preferred Housing Sites and Reasonable Alternatives

Reserved Site List

Barrowford Parish Council's comments on Oaklands, Barrowford, Site (P104, page 206)

Barrowford Parish Council considers some aspects of the assessment of this site are not a true reflection of the detrimental effect the development of the site would have on Barrowford, and would like the following sections of the assessment to be reconsidered:

SA Objective 2: The site is stated as being within 2000m of the Riverside Business Park which although true does not take on board access problems through the local road infrastructure. The two main vehicle accesses are:

1. via Higher Causeway, Newbridge, Gisburn Road, then a figure of 8 through the roundabouts and the Padiham bypass. All of these roads have problems during the morning and evening rush hours.
2. via Wheatley Lane Road, Carr Hall Road and the Padiham Bypass. Although this is a less congested route it is regularly used as a rat run with the junction of Carr Hall Road and the bypass having seen several crashes in recent years.

The site is not therefore well located for access to employment opportunities.

SA Objective 3: The site, although only 800m from the town centre, involves driving down Church Street which has both a natural narrowing of the highway at a point beyond Lupton Drive and a semi-blind corner. The subsequent stretch through to either Hill Top or the junction with Gisburn Road is virtually a single lane road through residents' parked cars. There is no possible provision for off street parking due to the steeply sloping nature of the land across the highway.

The site would therefore detract from urban regeneration and sustainable living.

SA Objective 4: Development of up to 60 houses would significantly increase pressure on local services, as any existing spare capacity in both schools and GP surgeries will be taken by the development of the Strategic Housing Site at Trough Laithe which has its first phase already under construction.

SA Objective 5: This site is not served by public transport, with the nearest service being several hundred meters distant. This service only operates twice an hour to Nelson, with the last bus leaving at 9.45pm. The assessments allude to the possibility of planning contributions towards the provision of cycle links but in reality, every time the Parish Council suggests such contributions to improve links between developments and the local Barrowford amenities these are ignored by planning officers, whereas County or Borough wide schemes are put forward and supported even if they don't meet the needs of either the development or Barrowford.

The Appraisal states that there are no known capacity issues on the local highway network, but as stated above, access from the likely site entrance to Gisburn Road is very poor.

SA Objective 7 & 8: Although this site is not located within 50m of a water course or water body it still plays an essential role in the drainage of the uplands above Oaklands House. The main function of this and is to slow down surface water runoff, a function that it has not fulfilled for several years owing to blocked drains and periods of prolonged rainfall as a result of climate change. The significant drainage problems on this land in recent years have culminated in flooding to Church Street.

The main drainage for the site is through a culvert located at the Oaklands Lodge end of the site. This culvert feeds down to Rushton Street and along Gisburn Road where it links into a culvert at the junction of Portland Street and Gisburn Road. Prolonged rain causes problems at this link causing drainage covers to lift. Recent works to drainage in the field have not seen enough rain to see if they have been successful. If the site is developed, major water attenuation would be critical to prevent problems lower down the drainage system.

SA Objective 9: To promote air quality, as the site is within close proximity of St Thomas Primary School, travel by sustainable transport modes will effectively mean electric cars and all new developments should contain the infrastructure to charge electric vehicles.

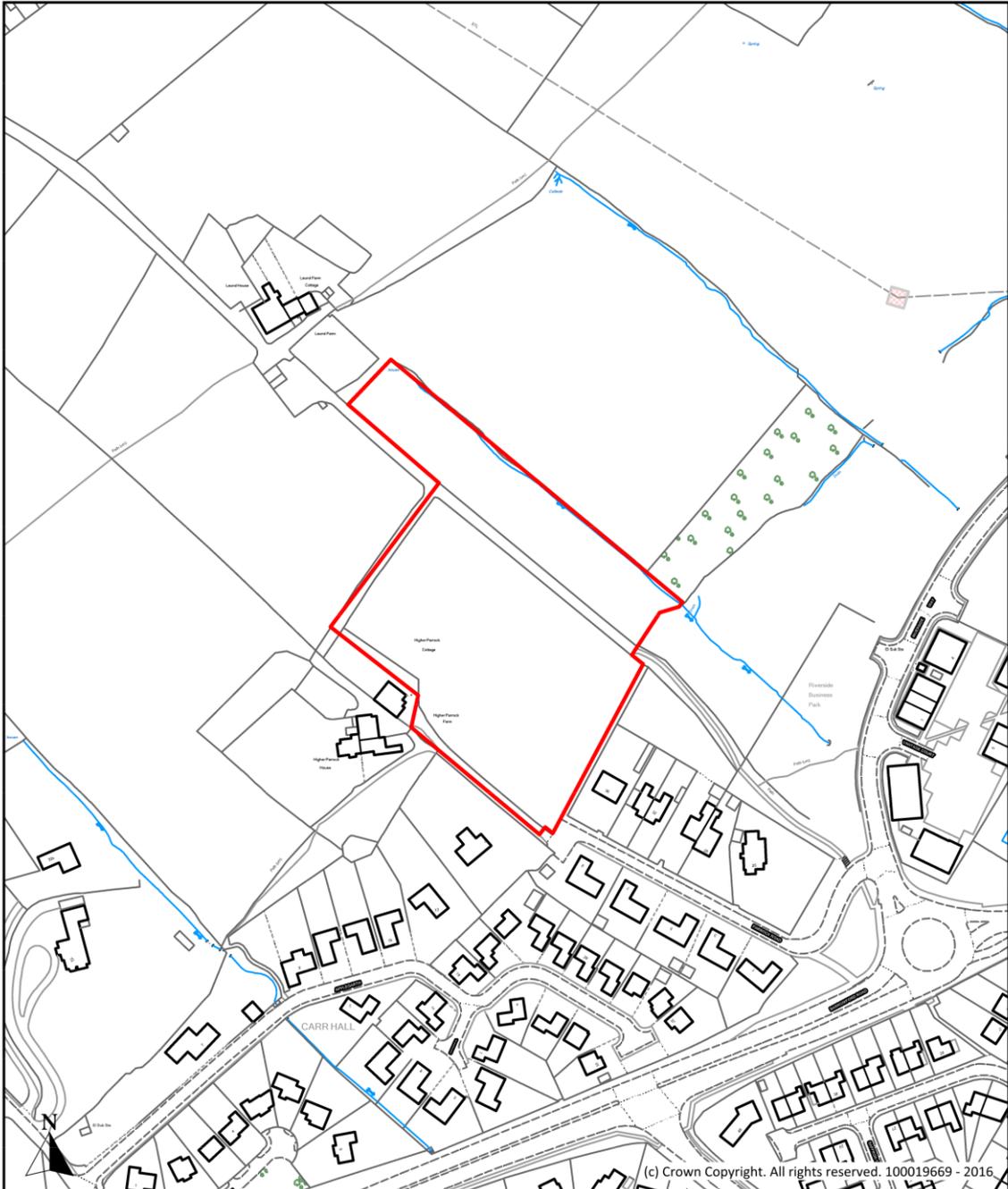
SA Objective 10: Sustainable design, construction and operation conditions should be imposed on this site, if developed, so it can meet the UK national objective of being Carbon Neutral by 2030.

SA Objective 12: The site is currently fulfilling a role as a link between the open countryside and the river corridor connecting the countryside beyond the settlement boundary to the disused St Thomas Churchyard and cemetery, the allotments at Back Church Street, the open space adjacent to Rushton Street School, the land at Broadway/Gisburn Road and across Gisburn Road via Back Harry Street and Corlass Street to the river corridor. The site is regularly used by Barn Owls and Bats as part of their hunting range. Deer, Rabbits, Weasels and Stoats have been seen on this site along with numerous species of birds and insects.

SA Objective 13: The lower portion of the site is within Barrowford Conservation Area which includes both Oaklands Lodge and the Estate Boundary wall for Oaklands House. The development of this site would have a detrimental effect on the openness and amenity of the Barrowford Conservation Area and undermine the setting of Oaklands House, a large former mill owner's house. The site has access problems, with the current Oaklands House entrance next to the Lodge not being wide enough for the volume of traffic from 60 dwellings; similarly, the access to the rear of St Thomas Church (in the ownership of the Church) and also being single track would not create sufficient access for 60 dwellings.

Both these possible accesses are situated either near or adjacent to other junctions. If it was proposed to create a new entrance through the old boundary wall this would involve the demolition of a considerable length of the wall to create an adequate visibility splay due to the fact that there is no pedestrian footpath to the site side of Church Street. The demolition of a considerable length of this wall and the felling of trees to the rear of the wall would forever disfigure one of the distinguishing features of this part of the Barrowford Conservation Area. This would not therefore be "a minor adverse effect" as stated in the appraisal.

SA Objective 14: The removal of the limited boundary trees and potential alteration of the boundary wall would do nothing to conserve or enhance the landscape character of the conservation area and local townscape



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Description			 <p> Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330 </p>	
Land at Higher Parrock Farm, Parrock Road, Barrowford				
Scale	1 : 2,500	Ref No.		P065
Drawn By	Date	Historic Ref		S130, S197
J.B.	24th October 2016			

Appendix 5: Sustainability Appraisal of Preferred Housing Sites and Reasonable Alternatives:

Site P065 Land at Higher Parrock Farm page 142

SA Objective 1: The site appraisal indicates capacity for 38 dwellings and indicates a minor positive effect from the short to medium term but the potential damage to the Conservation Area far outweighs the minor positives.

SA Objective 3: The inclusion of this site will not improve urban renewal as it is a greenfield site outside the urban core.

SA Objective 4: Although the site is located within 800m of both Nelson and Barrowford doctors' surgeries, both locations have capacity issues with patients experiencing considerable delays in obtaining appointments. The 500 House Strategic Site at Trough Laithe adjacent to this site will take up any spare capacity at these Surgeries and aggravate the problem.

SA Objective 8: Although the site is located within Flood Zone 1 it still forms an essential part of the upland drainage system by slowing the release of water. The square meterage of hard surfaces created by the construction of 38 dwellings would require water attenuation schemes consistent with the housing density.

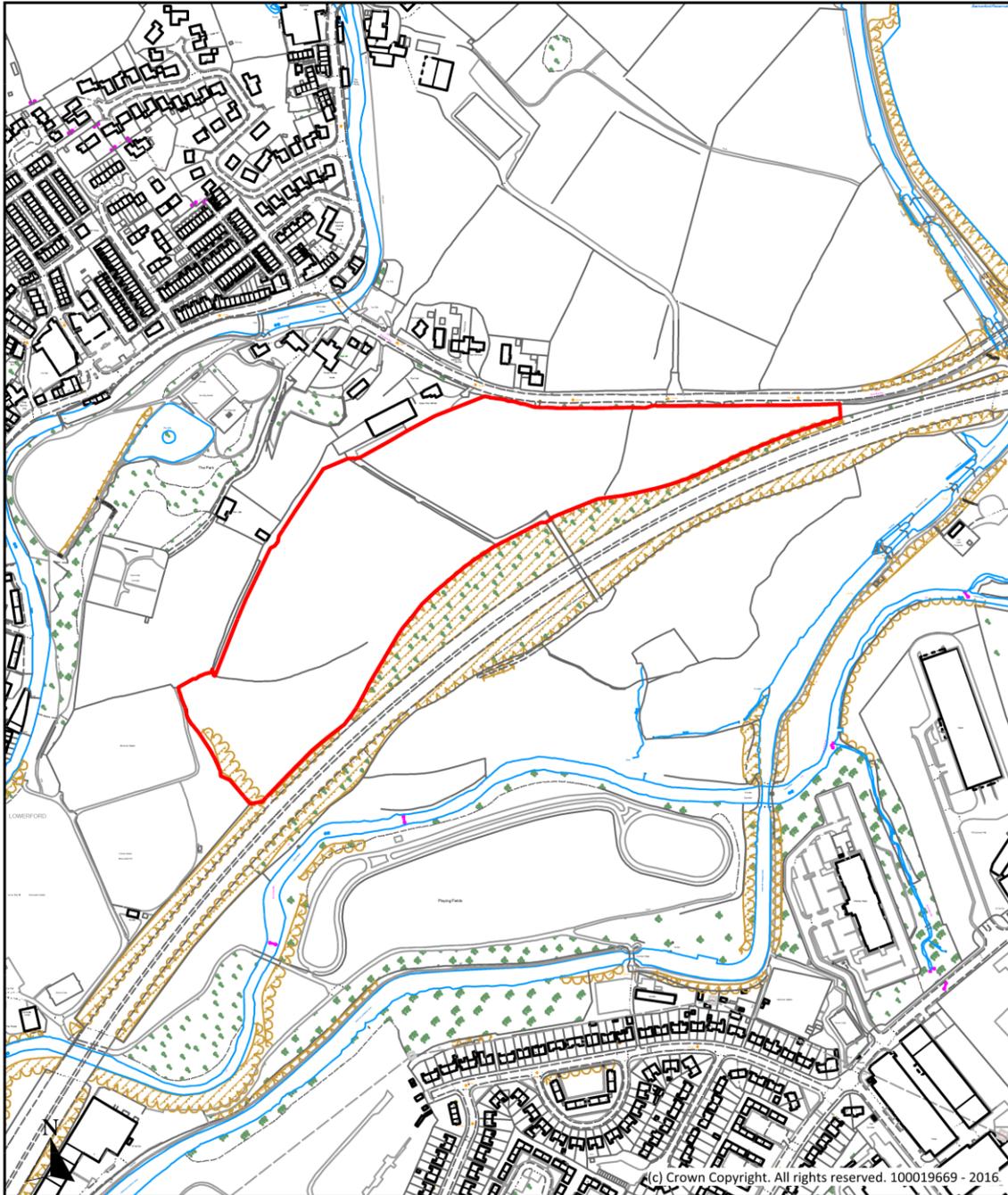
SA Objective 12: This area has a wide range of both flora and fauna; the boundaries comprise of hedgerows and dry-stone walls providing habitat for a wide range of insects and small mammals. The dry-stone walls in particular provide a habitat for invertebrates, toads, newts and small mammals which are essential for the local owl population.

SA Objective 13: The site includes one of the last intact fields from the old Carr Hall Estate, with boundary stonework recently identified as most probably from the Middle Ages. It is unique in Pendle in that it has an ancient walkway on one boundary with public footpaths to the other three sides. The profusion of public footpaths within this area and the proximity to The Laund could possibly indicate a small settlement once stood on part of the site.

SA Objective 14: This site is contained wholly within the Carr Hall & Wheatley Lane Road Conservation Area. Application for inclusion as a Housing Site should be judged against the impact to the Conservation Area. The ethos of this Conservation Area Appraisal is of low density larger mixed style properties set within larger plots of land.

The Sustainability Appraisal states there is capacity for 38 houses, which directly conflicts with the Character Appraisal of the Conservation Area. An application in 2017 for 16 houses was refused both on access problems and impact on the Conservation Area.

The creation of Trough Laithe as a Strategic Housing site will diminish the setting and amenity of the Conservation Area. But the remaining fields of this site and the land above represent a buffer zone from which the Conservation Area can be viewed and as such should be preserved as a natural break between the higher density Trough Laithe and the Conservation Area's low density, often Arts and Crafts Style housing. It was disappointing that no mention was made in the Sustainability Appraisal of the fact that the site contains essential vistas highlighted in the Barrowford Neighbourhood Plan.

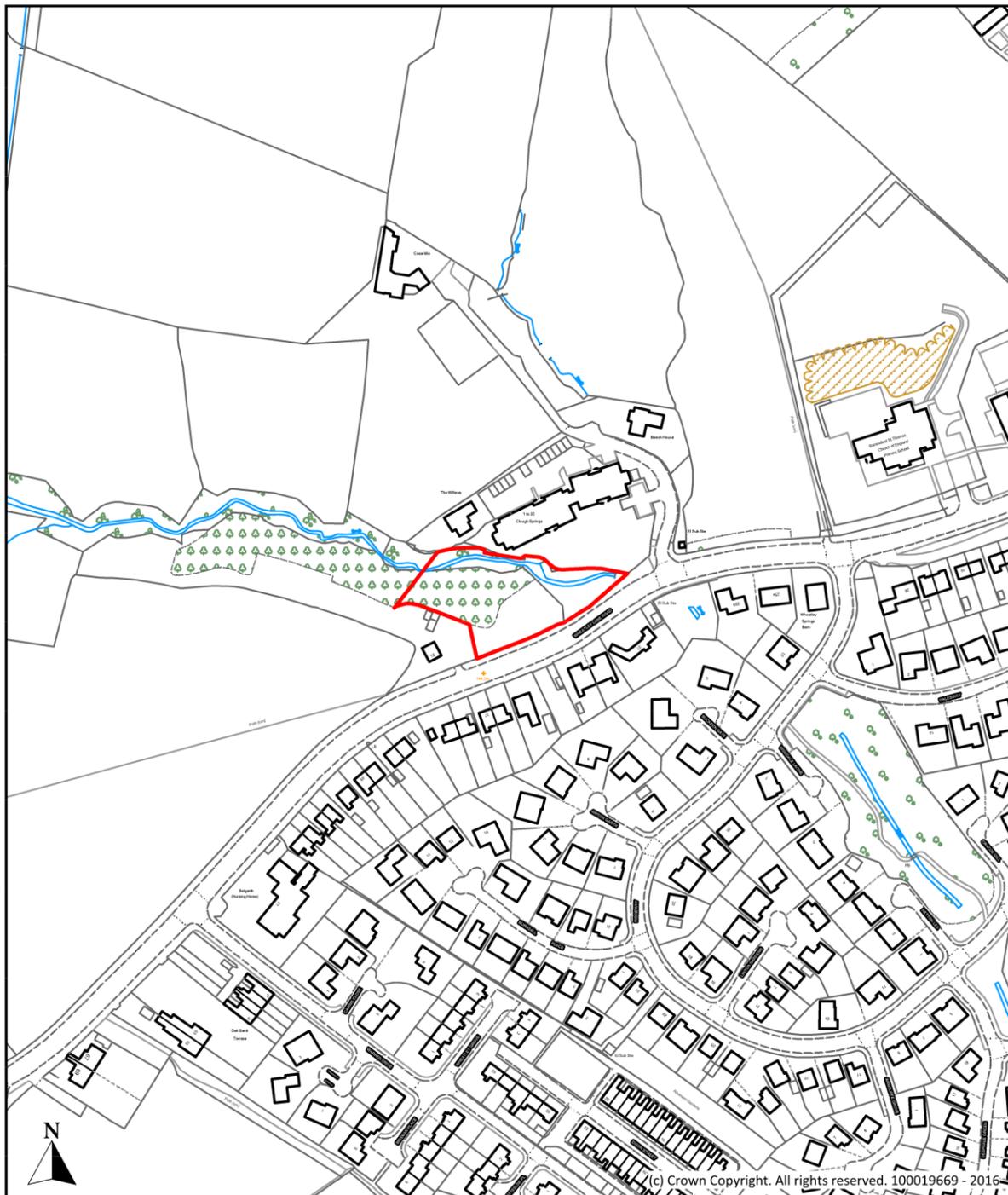


Description		 <p> Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330 </p>
Land at Higher Park Hill, Barrowford Road, Barrowford		
Scale	Ref No.	
1 : 5,000	P078	
Drawn By	Date	Historic Ref
J.B.	24th October 2016	S247

Appendix 5: Sustainability Appraisal of Preferred Housing Sites and Reasonable Alternatives:

Site P078 Land at Higher Parkhill Farm page 158:

The assessment shows this as a large greenfield site with a potential capacity of 165 dwellings. The Site is designated Green Belt and currently fulfils the important function of separation between Barrowford and Colne. It also meets the function of enhancing and improving the setting and amenity of the Barrowford Conservation Area, Barrowford Memorial Park and the cluster of listed buildings located at Pendle Heritage Centre. This area of Green Belt also enhances the setting and amenity of the Grade II Listed Barrowford Locks and the wider Canal Corridor. The site also provides a natural habitat for the wildlife that use the bankings and verges on the M65 as a corridor for travelling from one area to another.

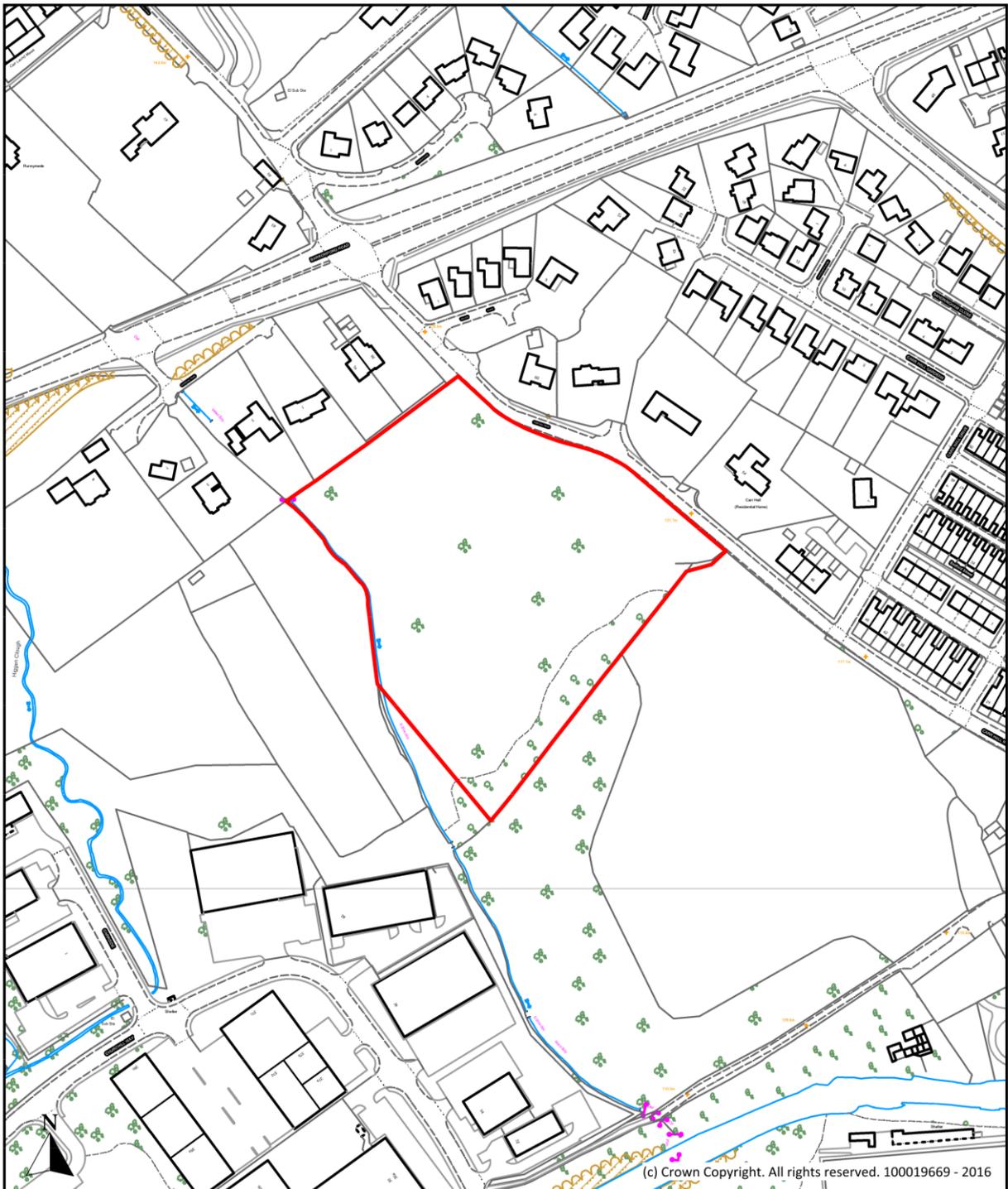


Description			 <p>Planning, Building Control & Licensing</p> <p>Town Hall, Market Street, Nelson, Lancashire, BB9 7LG</p> <p>Tel: 01282 661330</p>
Land adjacent to 12 Wheatley Lane Road, Wheatley Lane Road, Barrowford			
Scale	Ref No.		
1 : 2,500	P112		
Drawn By	Date	Historic Ref	
J.B.	24th October 2016	S242	

Appendix 5: Sustainability Appraisal of Preferred Housing Sites and Reasonable Alternatives:

Site P112 Land Adjacent to 12 Wheatley Lane Road page 554:

The assessment shows that this site is suitable for 4 dwellings but it is within the Green Belt and is situated at a point where recent developments between Clough Spring and St Thomas's Church have seen ribbon development into green field sites. One of the Green Belt's functions is to prevent this type of sprawl. A recent appraisal of the Green Belt concluded that this site contributes to the Green Belts purpose. Barrowford Parish Council supports the conclusion in SA Objective 14 that the development of this site would not be consistent with National Planning Policy.



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Description

Land off Carr Hall Road, Carr Hall Road, Barrowford

Scale
1 : 2,500

Ref No.
P115

Drawn By
J.B.

Date
24th October 2016

Historic Ref
S249



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Tel: 01282 661330

Appendix 5: Sustainability Appraisal of Preferred Housing Sites and Reasonable Alternatives:

Site P115 Land off Carr Hall Road page 238:

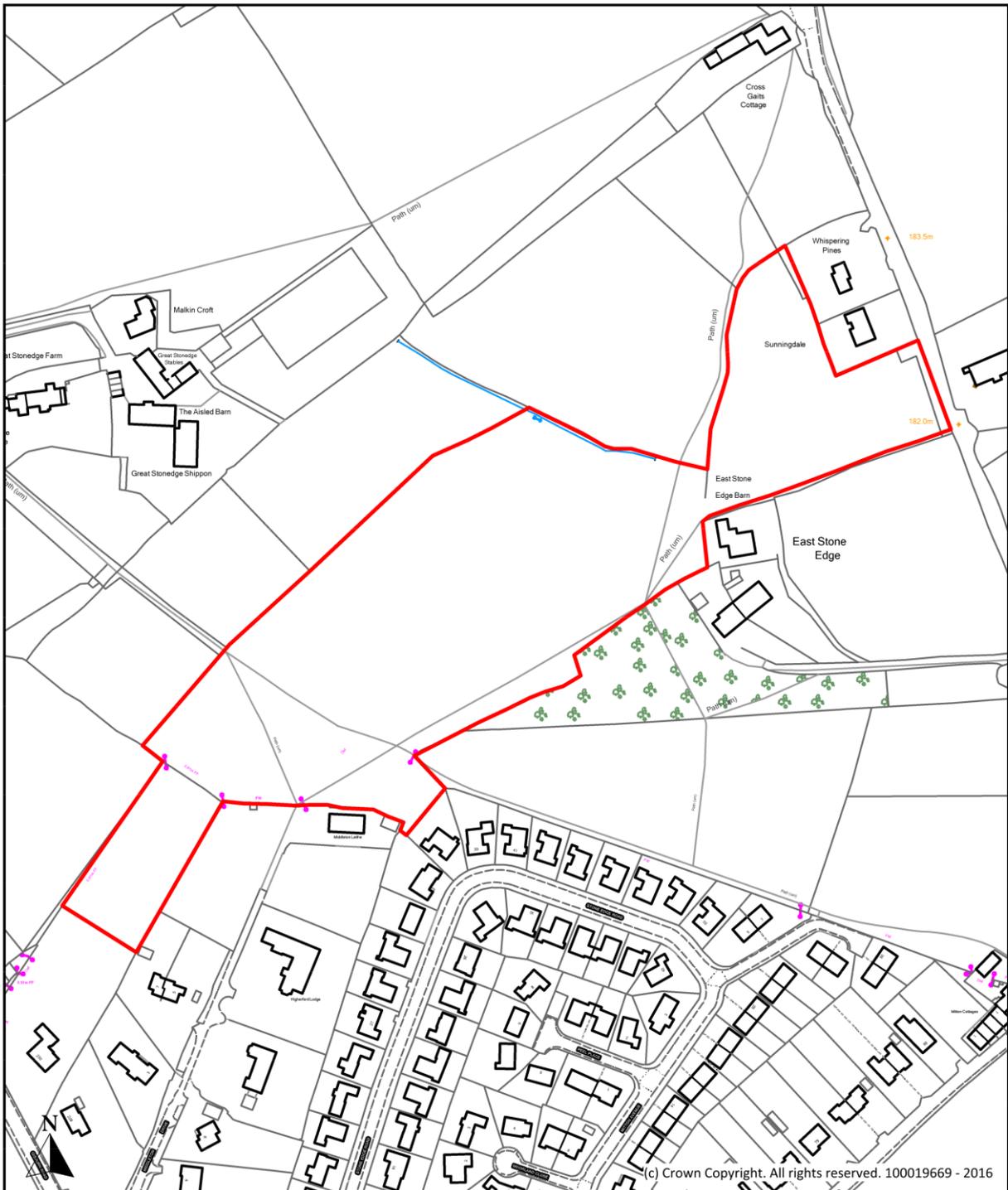
The assessment shows that this site is suitable for 68 dwellings. But it lies within both the Green Belt and the Carr Hall Conservation Area.

SA Objective 5: Although this site is located near to the A6068, Carr Hall Road would be the link road between the site and the wider area. But Carr Hall Road varies from a reasonably wide street at the junction with Park Avenue with its fine terraces of Victorian/Edwardian housing to a narrow country lane at the point where the site will be accessed. The line of sight at this point is totally inadequate for a development of this size.

SA Objective 8: The site is located within Flood Zone 1 and is highlighted as being of high risk of surface water flooding. This land, part of the grounds of the former Carr Hall, once contained either an ornamental pond or fish pond, as after even moderate rain a natural pond appears on the lower portion of the site, acting as a natural water attenuation scheme to reduce the rate of water runoff from this field. This feature may have some historic significance which would need further investigation.

SA Objective 13: This site falls wholly within the Carr Hall Conservation Area and is the last vestige of the vistas once open to the larger late Victorian mill managers and business owners' houses located above it. This open vista has been encroached on by the second phase extension of the Lomeshaye Industrial Estate, but the remnants of open countryside that remain include this field and the one below which act as a natural buffer zone between Barrowford and the Lomeshaye extension. The development of this site would have a significant adverse effect on the setting and amenity of the Carr Hall Conservation Area and in particular the larger better-appointed terraces and mews houses.

SA Objective 14: The recent independent appraisal of the Green Belt rejected Pendle Borough Council's suggestion that this piece of land should be removed from the Green Belt and confirmed that the site still meets the Green Belt criteria. Together with the adverse effect any development would have on the Carr Hall Conservation Area and the constraints of existing TPOs reducing the developable area this decision clearly indicates there is no justification for including this site as a housing land site in the Local Plan.



Description
Land north of East Stone Edge, Barnoldswick Road, Barrowford

Scale
 1 : 2,500

Ref No.
P123

Drawn By
 J.B.

Date
 24th October 2016

Historic Ref
 S258



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 & Licensing**
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 Nelson, Lancashire, BB9 7LG
 Tel: 01282 661330

Appendix 5: Sustainability Appraisal of Preferred Housing Sites and Reasonable Alternatives: Site

P123 Land North of East Stone Edge Barnoldswick Road page 254:

This currently greenfield site has an assessed capacity for 119 dwellings.

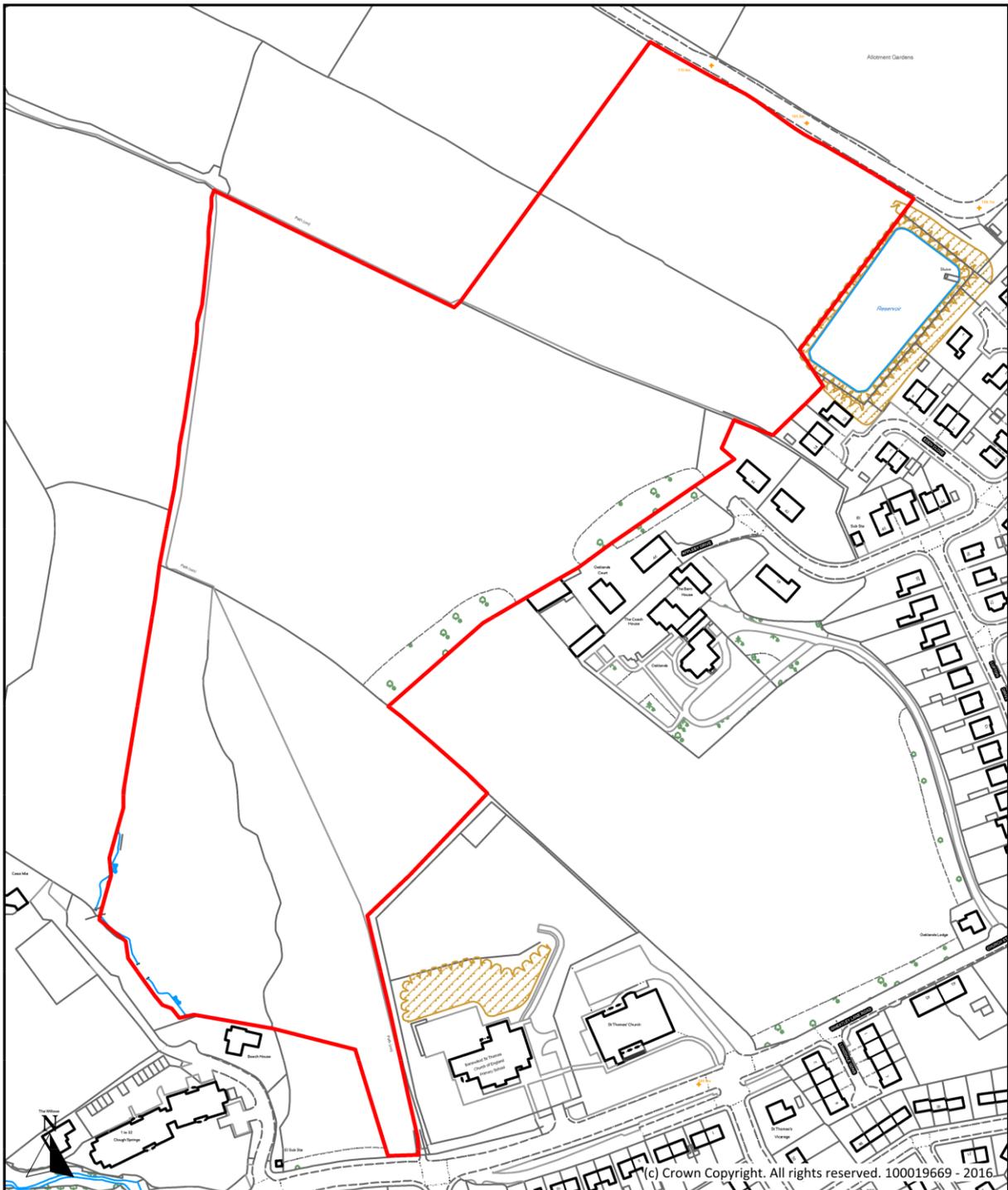
SA Objective 3: The site is stated to be within 2000m of a primary school which presumably refers to Blacko School. This school has low capacity, is already full every year, is unable to expand, and would not sustain the children generated by 119 new houses. The two primary schools in Barrowford will exceed capacity with the Strategic Housing Site currently under development at Trough Laithe.

SA Objective 4: The assessment states that there is a GP surgery within 2000m but the two Barrowford surgeries are almost at capacity. Any spare capacity will very likely be taken by the Trough Laithe site currently under construction.

SA Objective 5: The nearest bus stop is at Dickie Nook, Higherford, a considerable distance below the site; due to the hilly topography of the area and regular inclement weather it is unlikely that it will be used regularly. The site is a significant distance from local amenities and would necessitate many more car journeys than a site in a more urban setting. Vehicular access to the site would be from Barnoldswick Road, which at that point is a narrow country lane. The road currently has a high volume of traffic for that type of road, as it is used as a rat run both to Barnoldswick and from Barnoldswick to Junction 13 of the M65, Nelson, as commuters attempt to circumvent the bottleneck at the North Valley/ Vivary Way junction in Colne. The visibility splay at any entrance would be reduced by the narrow nature of the road, and the junctions and 90 degree bends both below and above the development. Speeding on this stretch of road, which is derestricted, is notorious. Residents are constantly reporting excessive speeds to Higherford Residents Action Group and Barrowford Parish Council.

SA Objective 13: The site has several Public Rights Of Way crossing the site, as well as Tree Preservation Orders and Listed Buildings in close proximity. The 119 dwellings suggested will necessitate the re-routing of the PROW's and may interfere with the TPO trees; furthermore the development will significantly diminish the setting and amenity of both nearby Listed Buildings and the setting and amenity of the PROW's and the open countryside.

SA Objective 14: The development of this rural site would diminish the separation between Barrowford and Blacko whist having a severely detrimental effect on the Industrial Foothills and Valleys Landscape Character Area 6. The site is a prominent one: development would undoubtedly detract from the enjoyment and amenity of the surrounding countryside.



Description

**Land to rear of St Thomas's Primary School,
Wheatley Lane Road, Barrowford**

Scale
1 : 2,500

Ref No.
P130

Drawn By
J.B.

Date
24th October 2016

Historic Ref
S199



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Nelson, Lancashire, BB9 7LG
Tel: 01282 661330

Appendix 5: Sustainability Appraisal of Preferred Housing Sites and Reasonable Alternatives:

Site P130 Land to rear of St Thomas's Primary School Wheatley Lane Road page 277:

With regard to any commentary on this site it is important to note that the map showing the outline of the site in red may not be a true representation of what actually exists on Wheatley Lane Road. The nine new houses built between St Thomas's School and Clough Springs ("St Thomas Close") are not shown and the narrow strip down to Wheatley Lane Road is not as wide as the map shows.

SA Objective 3: This site is rural and outside the current Barrowford Settlement boundary. As such it will not promote urban regeneration; indeed it will possibly have the opposite effect. As there are neither employment opportunities nor other facilities proposed for this site how can it support rural areas, tackle deprivation or promote sustainable living?

When a detailed planning application for the 1st phase of the Trough Laithe Strategic Housing Site development was submitted the Lancashire County Council assessment showed a lack of places at primary level within 2 km of that site, and a Section condition for the developer to contribute to school places provision was applied. This (P130) site is further away from primary school provision within Nelson and Colne from Trough Laithe, which will exclude some of the schools in those towns due to distance. Although it is nearer to Barrowford's Schools, the LCC assessment for Trough Laithe identified a lack of local capacity and this situation will only deteriorate when planning for phase 2 of Trough Laithe is approved and the houses built. The additional number of children generated from building 140 new houses over and above the 2nd phase of Trough Laithe would necessitate the extension of one or both Barrowford schools to create the necessary additional capacity. However this would not be feasible at the late Victorian era Barrowford Primary School.

SA Objective 4: The site may be within 800m of Barrowford GPs' surgeries, but so are the projected 500 houses at Trough Laithe. Neither of the two Barrowford surgeries has the spare capacity required to cater for 640 new houses.

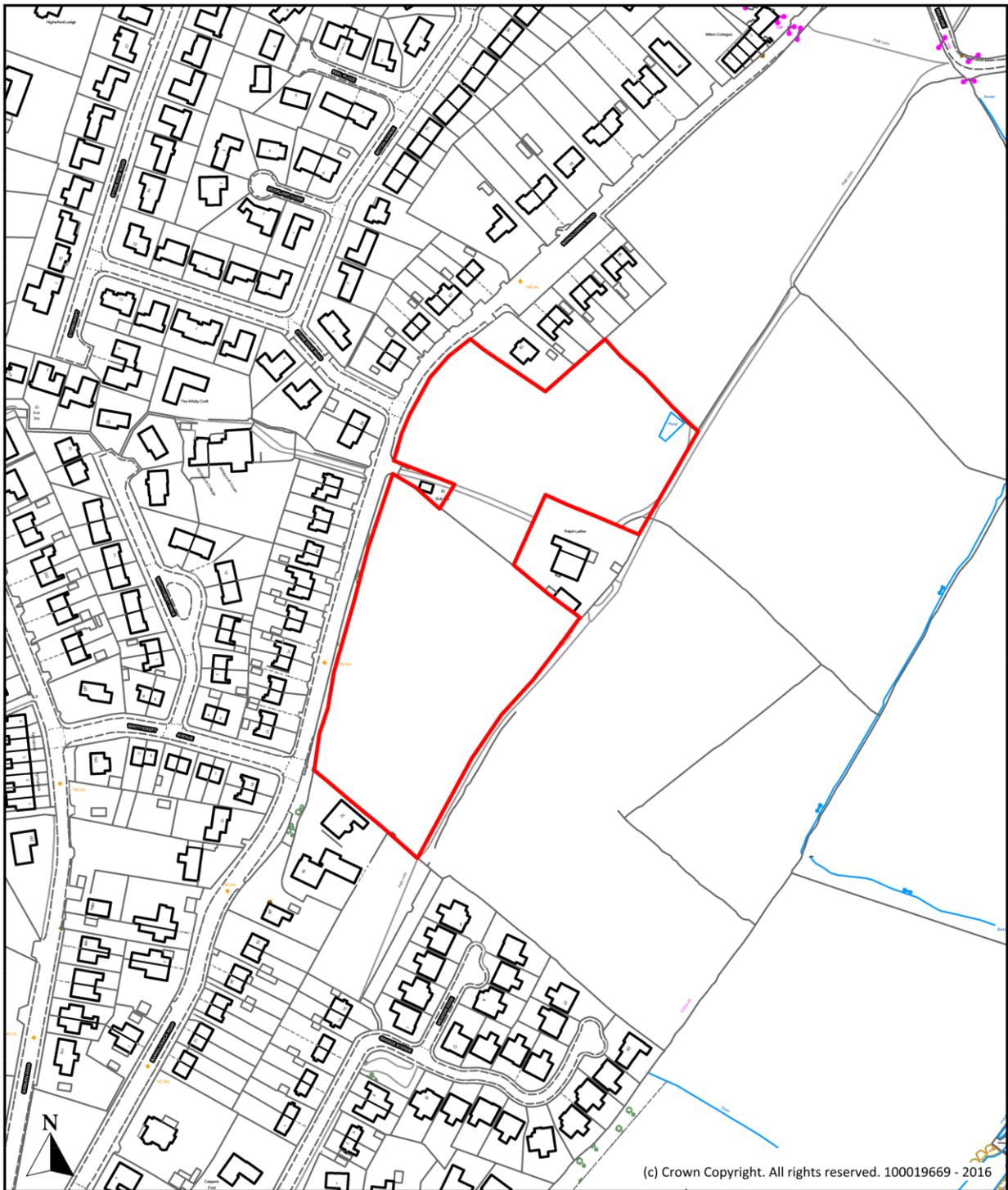
SA Objective 5: The site is not within 400m of a main bus route so vehicular access will be frequent. But the strip of land to Wheatley Lane Road is not wide enough for even a single-track road and footpath. The only feasible access is therefore onto Pasture Lane, which is currently the main access to Roughlee, Barley, the water treatment plant at Ridgaling, commercial vehicle access to Ridgaling Farm and associated businesses, and approximately 100 allotments situated opposite it. Pasture Lane has capacity issues due to narrowing of the road and several bends near its junction with Gisburn Road. The increase in traffic by perhaps 300-350 vehicles would lead to an increase in vehicles using Kent Court or Appleby Drive as a rat run through to Church Street, which again has capacity problems particularly during the school run times. The probable ingress/egress to the site will be just above a 90 degree bend on a road that currently allows travel at up to the National Speed Limit. There have been numerous accidents at this bend, with most cars involved ending up going through the garden wall at the corner house on Kent Court. Contributions toward cycle and pedestrian access would be unlikely to solve the problem on Pasture Lane as there is no footpath, or space to create within the highway a footpath or safe cycle path.

SA Objective 7: The site is within 10m of a water body as it abuts the former Albert Mill's lodge, currently used for fishing. There is also a vaulted water collection tank within the vicinity of the site which collected drinking water for Oaklands House. The area formed part of a larger Victorian water collection system to supply water to Albert Mill, Oaklands House, the Gaumless Trough, which was situated at Fountains Square, and the drinking trough located adjacent to Oaklands Barn on Church Street. Much of this water collection system is unmapped and if inadvertently damaged could have serious implications for the rate of surface water run-off.

SA Objective 8: Although this land is situated in an elevated position above the valley floor the number of natural springs along the hill side, either within the site or the in fields above lead to continuous water run-off even in dry periods. The site already exhibits severe drainage problems in periods of heavy rain, with massive problems if this is prolonged. During these events water runs down Pasture Lane and onto Kent Court and Appleby Drive causing flooding problems, as well as down the PROW from the site to Appleby Drive near the junction with Lupton Drive. The excess surface water runs down Lupton Drive causing flooding at Mint Avenue and pooling on Church Street. Water running through the field to the side of Oaklands House, along with the Lupton Street run-off, causes localised flooding in the dip on Church Street; in addition surface water runs down the strip of land leading onto Wheatley Lane Road, increasing the flooding risks at both Wheatley Springs and Newbridge. Prolonged heavy rain, once termed a once-in-a-hundred-year event should now be called a once-in-a-decade event.

The topography of this hillside slopes in two distinct directions: from Ridgaling down towards the valley bottom, and diagonally towards Clough Springs. In the second of these water leaves via Wheatley Springs through culverts and open stretches until it enters a Victorian culvert under Lower Clough Mill and reaches Pendle Water. This water drainage system has seen numerous flooding incidents in recent years; the introduction of measures that only see water run-off at current rates will not be acceptable on this site, as it is just moving water retention problems from the site to further down the system.

SA Objective 14: The site forms part of the Industrial Foothills and Valleys Landscape Character Area 6a and is an essential part of the vista of foothills and skyline enjoyed by a large swathe of Nelson and Colne. The open aspect of this area is part of the setting and amenity of several Public Rights of Way popular with both local residents and visitors to the area.



Description			 <p> Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330 </p>	
Land at Ralph Laithe, Barnoldswick Road, Barrowford				
Scale	1 : 2,500	Ref No.		P136
Drawn By	Date	Historic Ref		S206
J.B.	24th October 2016			

Appendix 5: Sustainability Appraisal of Preferred Housing Sites and Reasonable Alternatives:

Site P136 Land Ralph Laithe page 277:

SA Objective 3: This Site has a capacity for 66 dwellings and will increase pressure on local services.

The site is within 2000m of Blacko, Barrowford CP and Red Lane primary schools. Blacko School is a small village school situated at a dangerous junction and has little on-street parking for dropping off children. With an annual intake of only about 15 pupils it has little or no spare capacity.

The onset of phase 1 of the 500 house Strategic Housing Site at Trough Laithe will see 239 houses coming on stream over the next couple of years. The Lancashire County Council assessment at the time of the Outline Planning Application showed a lack of places at primary level within 2km of that site, and a Section condition was imposed on the developer to contribute to school places provision. This will mean that there will be no spare capacity at Barrowford County Primary School. The school located at Red Lane in Colne also has a new development on its doorstep which will put pressure on places at that school.

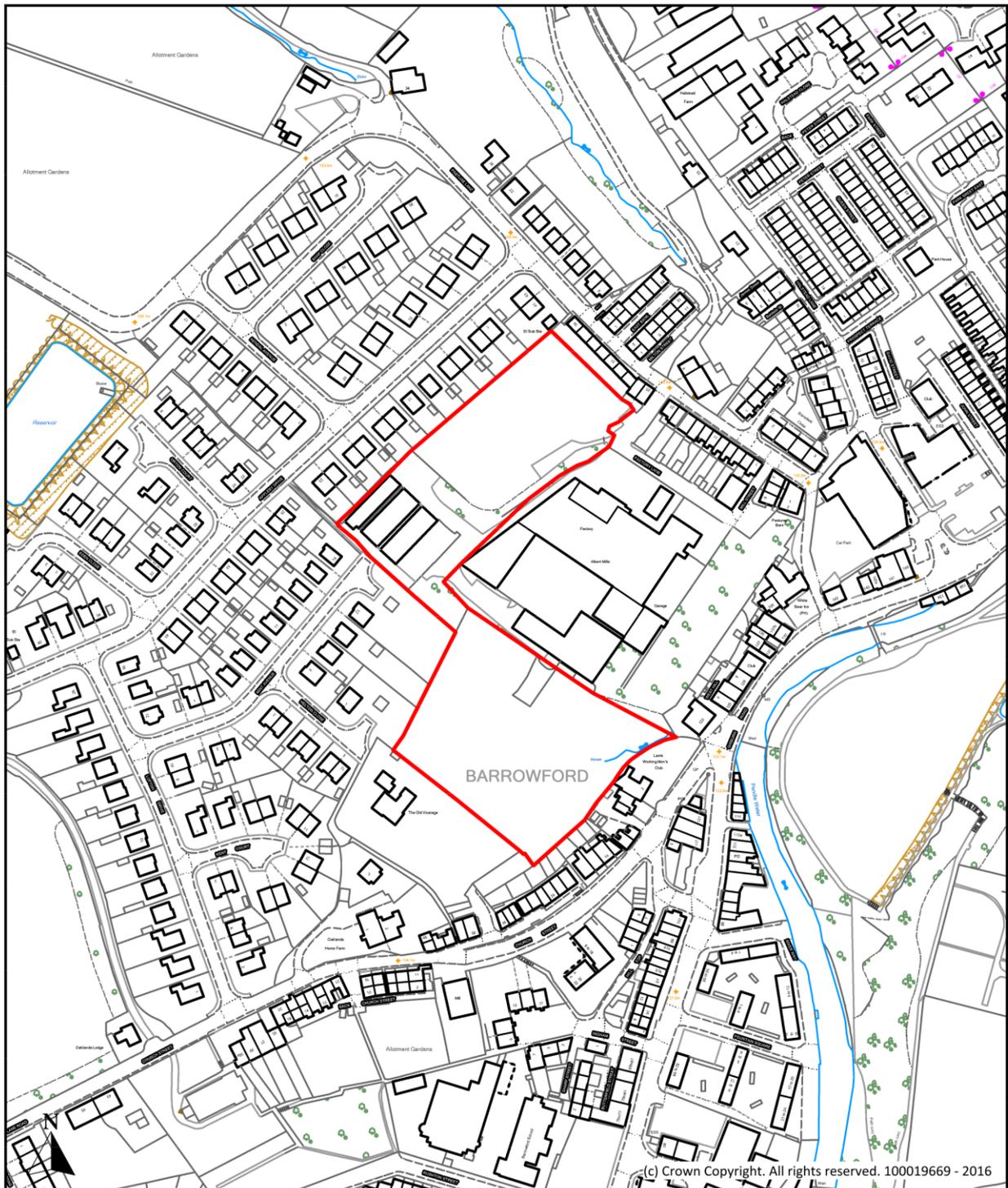
SA Objective 4: GP Surgeries from either Barrowford or Colne will be the main health services nearest to this site. Barrowford's will probably have no spare capacity once the Strategic Housing Site at Trough Laithe is completed, reducing local availability for this site.

SA Objective 5: This site is situated away from the local bus service, which only has two buses per hour, and a limited number of destinations. A cycle route down Barnoldswick Road would be problematic owing to the lack of carriageway width. Foot access will not be suitable as there is no pavement on the site side of the highway for some distance in both directions. Lack of carriageway width will preclude the construction of a viable disability-compliant footway. Access into and egress from the site would be difficult, as the existing access is a single track entrance to a large private dwelling. Widening to accommodate simultaneous entry and exit would need considerable improvements to the visibility splay, as there is no pavement to this side of the road which could increase visibility before entering the carriageway.

SA Objective 12: The site is part of the Green Belt that runs through to Red Lane down into the Canal Corridor and the wider area. The site will be within the natural feeding range of many species found within the Canal Corridor, including larger mammals such as deer, foxes and badgers, bats, birds of prey such as owls, kestrels and sparrow hawks as well as numerous species of smaller field dwelling birds, amphibians and insects. The loss of diversity of habitat would probably have an impact on the vitality of the Leeds-Liverpool Canal Corridor, the canal itself being less than 250metres away.

SA Objective 14: The site enhances the setting of Higherford from the Canal Corridor. Its status as Green Belt prevents urban sprawl along Barnoldswick Road, which, if allowed, would significantly diminish the setting and amenity of both the Canal Corridor and the Grade II Listed Locks. The Canal Corridor in recent years has not only become a wildlife super highway, but also a popular walking and holiday destination, with canal trips and barge holidays becoming more popular. This is further enhanced by the designation of the canal towpath as a main link in the local cycle network, joining up the wider cycle path destinations.

As Tourism becomes more essential to the local economy through the decline of heavy industry, preserving and enhancing the setting and amenity of these visitor assets should be one of the core principles within the Local Plan, protecting them for future generations.



Description			 <p> Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330 </p>	
Land off Mint Avenue, Mint Avenue, Barrowford				
Scale	1 : 2,500	Ref No.		P188
Drawn By	Date	Historic Ref		1057
J.B.	24th October 2016			

Appendix 5: Sustainability Appraisal of Preferred Housing Sites and Reasonable Alternatives:

Site P188 Land off Mint Avenue Barrowford page 341:

The site falls within the settlement boundary, is part of the urban core of Barrowford and has been brought forward in past Housing Land Site Allocations. But with Pasture Lane being the sole access it has always been rejected, largely owing to the problems of accessibility and visibility surrounding the use of Factory Lane as the sole entrance onto Pasture Lane.

The only change to the submitted plan from the previous submissions is that an access onto Mint Avenue is proposed, as opposed to Pasture Lane. However, this change in access point does not negate the access problems; it only moves them into a different area.

Part of the site contained a car dismantler's and scrap yard. The yard operated until around 10 years ago with this area being heavily polluted with vehicle fluids, burnt rubber and battery acid over a very prolonged period (at least 40 years).

SA Objective 3: When a detailed planning application for the 1st phase of the Trough Laithe Strategic Housing Site development was submitted the Lancashire County Council assessment showed a lack of places at primary level within 2km of that site. A section condition was imposed on the developer, to contribute to school places provision. This site (P188) is further away from primary school provision within Nelson and Colne and excludes some of those towns' schools because of distance. Although the site is nearer to Barrowford Schools the lack of local schools capacity within 2km will only deteriorate when planning for phase 2 of Trough Laithe is approved and built. The additional number of children generated from building 50 new houses on top of the 2nd phase of Trough Laithe would necessitate the extension of one or both Barrowford schools. However, this would not be feasible at the late Victorian era Barrowford Primary School.

SA Objective 4: The site is within 800m of the two doctors' surgeries located at Ridgeway and Lee Street. But there is very likely to be a capacity issue at both surgeries owing to the need for health services from the 500 house Strategic Housing Site situated at Trough Laithe.

SA Objective 5: This site is centrally situated, close to services, and although over 400m to the nearest bus stop its central location would enable easy access to services by either cycle or foot. But where the site falls down is vehicular access.

Mint Avenue forms part of an early 1970's estate, with roads designed to cope with the smaller volume of car ownership prevalent then. It must also be borne in mind that most cars were shorter and narrower than today's models, with the streets being correspondingly narrower.

Mint Avenue was built to service 23 houses, which would probably have equated to 25-30 vehicles at that time, with the highway infrastructure being built to cater for that volume of cars. Most households had one car, with only a few having two. Today most houses have two cars, with a smaller proportion having more than two. If residents' cars were counted today you would probably have 46 vehicles. Add on the new access created from Helton Close into the back of the Old Vicarage, and the total comes 50 vehicles.

The proposal to use Mint Avenue as sole access to a new 50 house development would triple the current vehicle usage. This would put pressure on the other estate roads and the wider local road network.

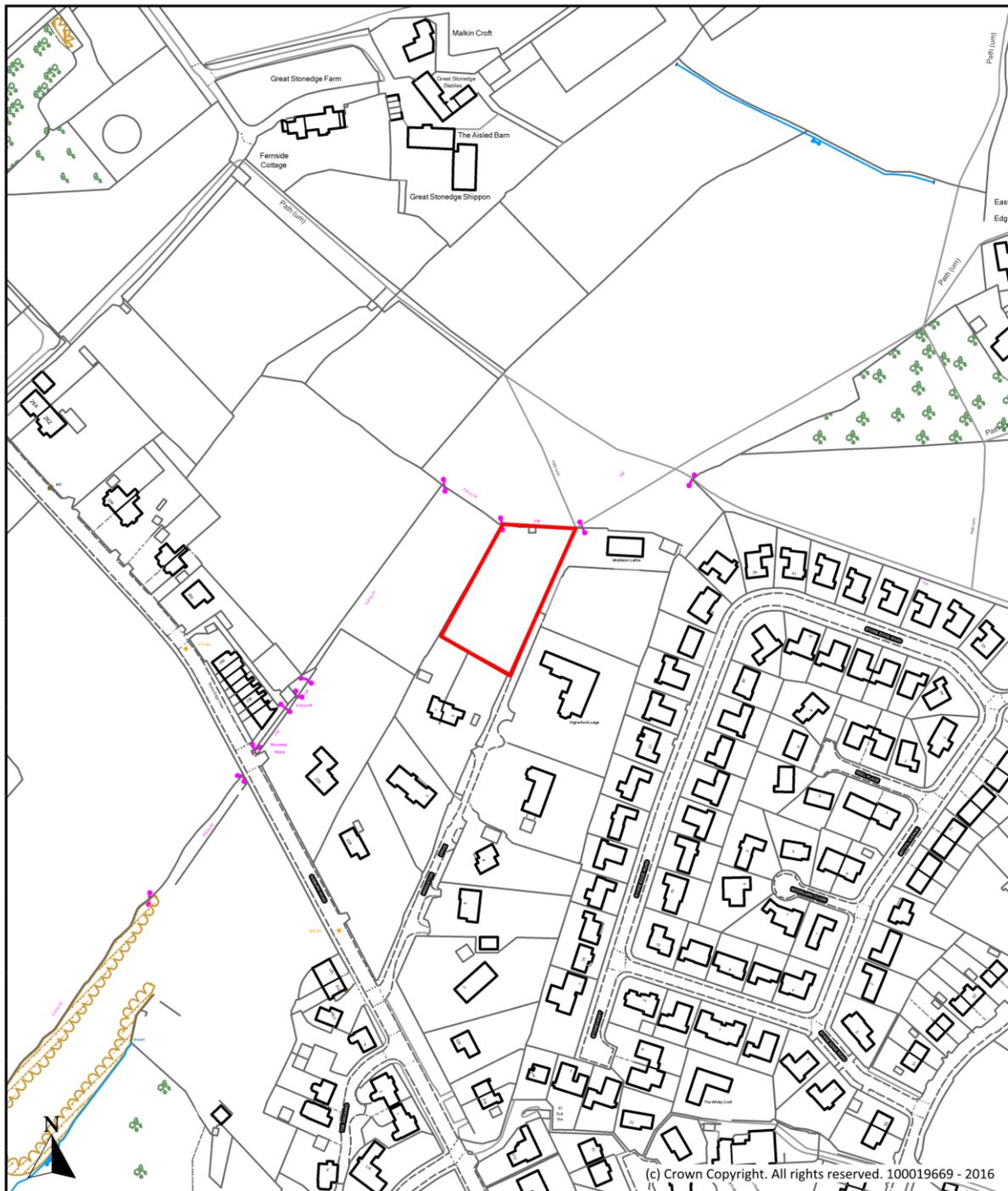
Driving from Mint Avenue there are a number of options, all with greater or lesser traffic problems:

- Turning left down Lupton Drive: at the junction with Church Street you can either turn left and into the narrowest part of Church Street which, due to parking issues, is normally a single lane carriageway; it is on the school run for both St Thomas's and the rear entrance of Barrowford CP school. The road is frequently used as a rat run by drivers trying to avoid heavy congestion on Gisburn Road during peak travelling times and the school run.
- If you turn right from Lupton Drive onto Church Street, the residential street, Higher Causeway, takes you down to join Gisburn Road; alternatively you can reach Gisburn Road via the end of Nora Street in Newbridge and a semi blind junction. Continuing along Wheatley Lane Road brings you to where it narrows at the junction with Carr Hall Road and then to the junction with the A6068 which has to be taken with extreme care, close to the 500 house Strategic Housing Site.
- Turning right up Lupton Drive, right onto Appleby Drive and right again down Pasture Lane past the original proposed entrance at Factory Lane takes you down down the narrow Lane through two semi-blind corners to the junction with Gisburn Road. This is close to the busy roundabout on Halstead Lane that gives access to Booth's supermarket.

The local road infrastructure problems are therefore just as great if not greater than the original proposed entrance off Factory Lane onto Pasture Lane. The new entrance does not mitigate the problems that led to rejection in the past. Furthermore the access off Mint Avenue is uncertain as there is a possible ransom strip between Mint Avenue and the site.

SA Objective 8: This site currently suffers from excessive water run-off, particularly in prolonged rain. This is evident from the amount of water that leaves the field to the rear of Church Street. The Lamb Working Men's Club has had several flooding episodes directly attributable to surface water runoff from this field. The unadopted access to the Club and two cottages next door has seen large amounts of water discharging down Church Street onto Gisburn Road. Recent remedial works to the side of the Club may have alleviated some of the problems but until we suffer a prolonged bout of rain the effectiveness of this scheme will be hard to gauge.

SA Objective 13: The site is located outside but adjacent to the Barrowford Conservation Area and The Grade II Listed Lamb Club. Development here will affect to the setting and amenity of the Conservation Area, in particular on the setting of the Listed Lamb Club, one of the oldest buildings in the village.



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Description			 <p> Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330 </p>	
Land off Middleton Drive, Middleton Drive, Barrowford				
Scale	1 : 2,500	Ref No.		P189
Drawn By	Date	Historic Ref		666
J.B.	24th October 2016			

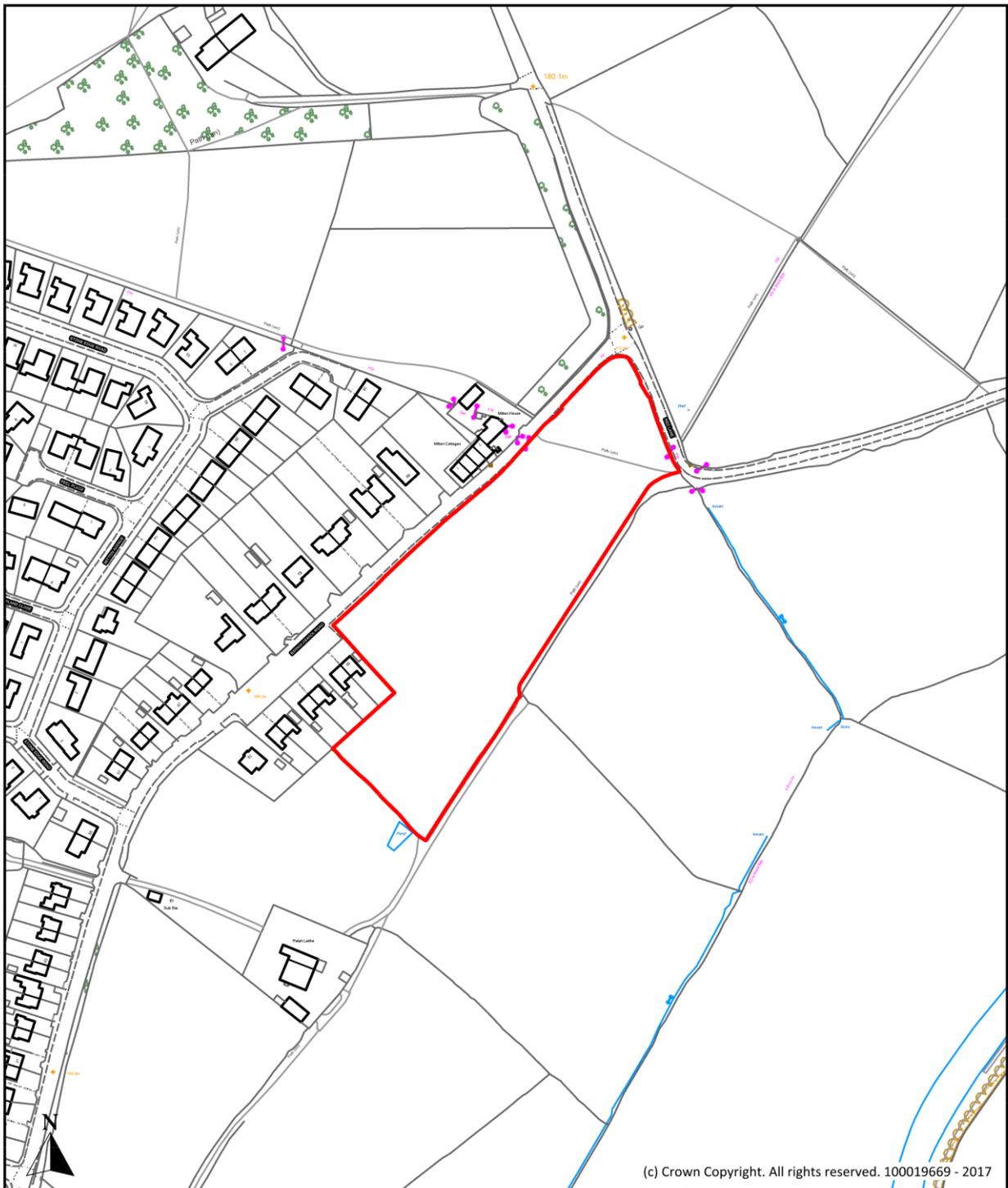
Appendix 5: Sustainability Appraisal of Preferred Housing Sites and Reasonable Alternatives:

Site P189 Land off Middleton Drive Barrowford page 562:

SA Objective 1: This is a very small-scale site, highlighted for 7 dwellings. The site sits at the top of Middleton Drive which is development of 9 larger detached houses set in large plots. The curtilages of the three nearest houses are each some 50 to 75% of the size of the proposed 7 house site. This significantly higher density will spoil the setting and amenity of these larger dwellings.

SA Objective 5: It is disputable whether the site is within 400m of the bus terminus at Dickie Nook. The narrowness and steepness of Middleton Drive would preclude much access by either cycle or foot. The narrow width and incline at the junction, coupled with the oblique angle at which Middleton Drive joins Gisburn Road, could be problematic for vehicles entering or leaving Middleton Drive.

SA Objective 14: Blacko and Barrowford are only joined at this point by mainly large houses set in extensive gardens. Developing into the green fields above Middleton Drive will further reduce the separation between the two villages and lead to further merging of the two villages at a higher housing density. The adoption of Alternative Site P123 in conjunction with this site would see the boundary between Barrowford & Blacko being covered with development from Gisburn Road through to Barnoldswick Road, diminishing the setting and amenity of rural Blacko and semi-rural Barrowford. If the Ralph Laithe sites are also brought forward, the merging of Barrowford and Blacko with the town of Colne will be one step nearer, reducing the village identities so important to these two communities.



Description Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford			 Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330
Scale 1 : 2,500	Ref No. P283		
Drawn By J.D.	Date 28th April 2017	Historic Ref	

Appendix 5: Sustainability Appraisal of Preferred Housing Sites and Reasonable Alternatives:

Site P283 Ralph Laithe Farm (site B) Barnoldswick Road Barrowford page 472:

SA Objective 3: This Site has a capacity for 48 dwellings and will increase pressure on local services. The site is within 2000m of Blacko, Barrowford CP and Red Lane primary schools. Blacko School is a small village school situated at a dangerous junction and has little on-street parking for dropping off children. With an annual intake of only about 15 pupils it has little or no spare capacity.

The onset of phase 1 of the 500 house Strategic Housing Site at Trough Laithe will see 239 houses coming on stream over the next couple of years. The Lancashire County Council assessment at the time of the Outline Planning Application showed a lack of places at primary level within 2km of that site, and a Section condition was imposed on the developer to contribute to school places provision. This will mean that there will be no spare capacity at Barrowford County Primary School. The school located at Red Lane in Colne also has a new development on its doorstep which will put pressure on places at that school.

SA Objective 4: GP Surgeries from either Barrowford or Colne will be the main health services nearest to this site. Barrowford will probably have no spare surgery capacity once the Strategic Housing Site at Trough Laithe is completed, thus reducing local availability for this site.

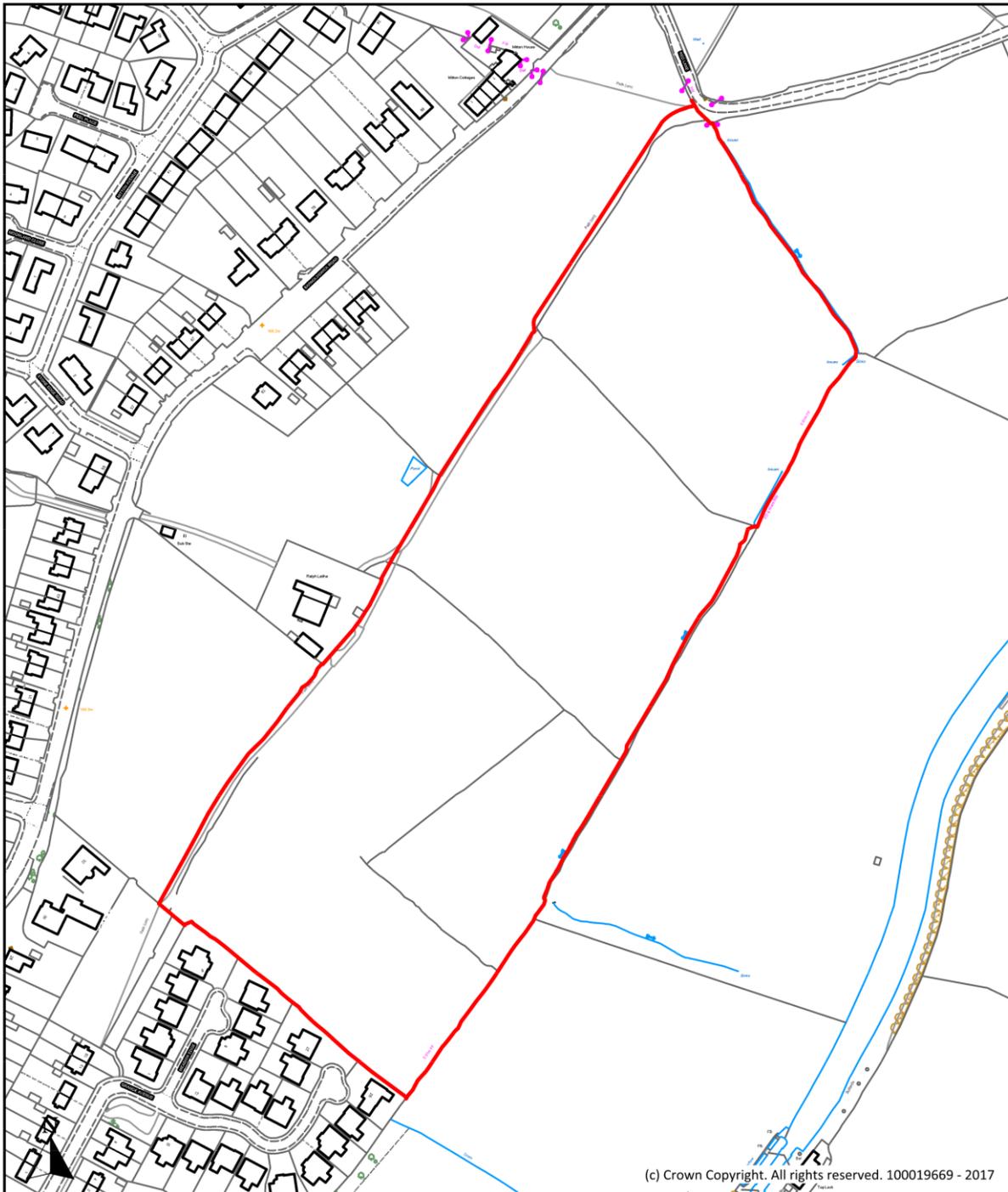
SA Objective 5: This site is situated away from the local bus service which only has two buses per hour and a limited number of destinations. A cycle route down either Barnoldswick Road or Red Lane would be problematic owing to the lack of carriageway width. Foot access will not be suitable as there is no pavement on the site side of the highway. Lack of carriageway width will preclude the construction of a viable disability-compliant footway. Access to and egress from the site would be problematic as it would be impossible to get an adequate visibility splay on Red Lane, due to both the close proximity to the junction with Barnoldswick Road and the 90° bend. Access on to Barnoldswick Road would be at one of the narrowest lengths of the road. The lack of footways to the site side would mean extensive re-modelling of the existing banking and removal of a hedgerow to create an adequate visibility splay. There are already local concerns regarding the number of vehicles and the speed of vehicles using this narrow country lane as a rat run to avoid congestion at North Valley Road in Colne.

SA Objective 12: The site is part of the Green Belt that runs through to Red Lane down into the Canal Corridor and the wider area. The site will be within the natural feeding range of many species found within the Canal Corridor including larger mammals such as deer, foxes and badgers, bats, birds of prey such as owls, kestrels and sparrow hawks as well as numerous species of smaller field dwelling species of birds, amphibians and insects. The loss of diversity of habitat would probably have an impact on the vitality of the Leeds-Liverpool Canal Corridor.

SA Objective 14: The site enhances the setting of Higherford from the Canal Corridor and its status as Green Belt prevents urban sprawl along Barnoldswick Road, which if allowed would significantly diminish the setting and amenity of both Canal Corridor and the Grade II listed Locks. The Canal Corridor in recent years has not only become a wildlife super highway, but also a popular walking

and holiday destination, with canal trips and barge holidays becoming more popular. This is further enhanced by the designation of the canal towpath as a main link in the local cycle network, joining up the wider cycle path destinations.

As Tourism becomes more essential to the local economy through the decline of heavy industry, preserving and enhancing the setting and amenity of these visitor assets should be one of the core principles within the Local Plan, protecting them for future generations.



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Description			 <p> Borough of Pendle Planning, Building Control & Licensing Town Hall, Market Street, Nelson, Lancashire, BB9 7LG Tel: 01282 661330 </p>	
Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford				
Scale	1 : 2,500	Ref No.		P284
Drawn By	Date	Historic Ref		
J.D.	28th April 2017			

Appendix 5: Sustainability Appraisal of Preferred Housing Sites and Reasonable Alternatives:

Site P284 Ralph Laithe Farm (site C) Barnoldswick Road Barrowford page 472:

SA Objective 3: This Site has a capacity for 195 dwellings this number of dwellings will significantly increase pressure on local services.

The site is within 2000m of Blacko, Barrowford CP and Red Lane primary schools. Blacko School is a small village school situated at a dangerous junction and has little on-street parking for dropping off children. With an annual intake of only about 15 pupils it has little or no spare capacity.

The onset of phase 1 of the 500 house Strategic Housing Site at Trough Laithe will see 239 houses coming on stream over the next couple of years. The Lancashire County Council assessment at the time of the Outline Planning Application showed a lack of places at primary level within 2km of that site, and a Section condition was imposed on the developer to contribute to school places provision. This will mean that there will be no spare capacity at Barrowford County Primary School. The school located at Red Lane in Colne also has a new development on its doorstep which will put pressure on places at that school.

SA Objective 4: GP Surgeries from either Barrowford or Colne will be the main services nearest to this site. Barrowford will probably have no spare surgery capacity once the Strategic Housing Site at Trough Laithe is completed, reducing local availability for this site.

SA Objective 5: This site is situated away from the local bus service which only has two buses per hour and a limited number of destinations. A cycle route down either Barnoldswick Road or Red Lane would be problematic owing to the lack of carriageway width. Foot access will not be suitable as there is no pavement to the site side of the highway. Lack of carriageway width will preclude the construction of a viable disability compliant footway.

The site is essentially landlocked and only abuts Red Lane on the apex of a 90° bend. This cannot be safe as an entrance to a site of 195 dwellings. Indeed access to a development on this land is impossible unless either P136 or P283 are included. From a traffic point of view, Barnoldswick Road would not be able to provide a safe entrance for between 245-255 houses.

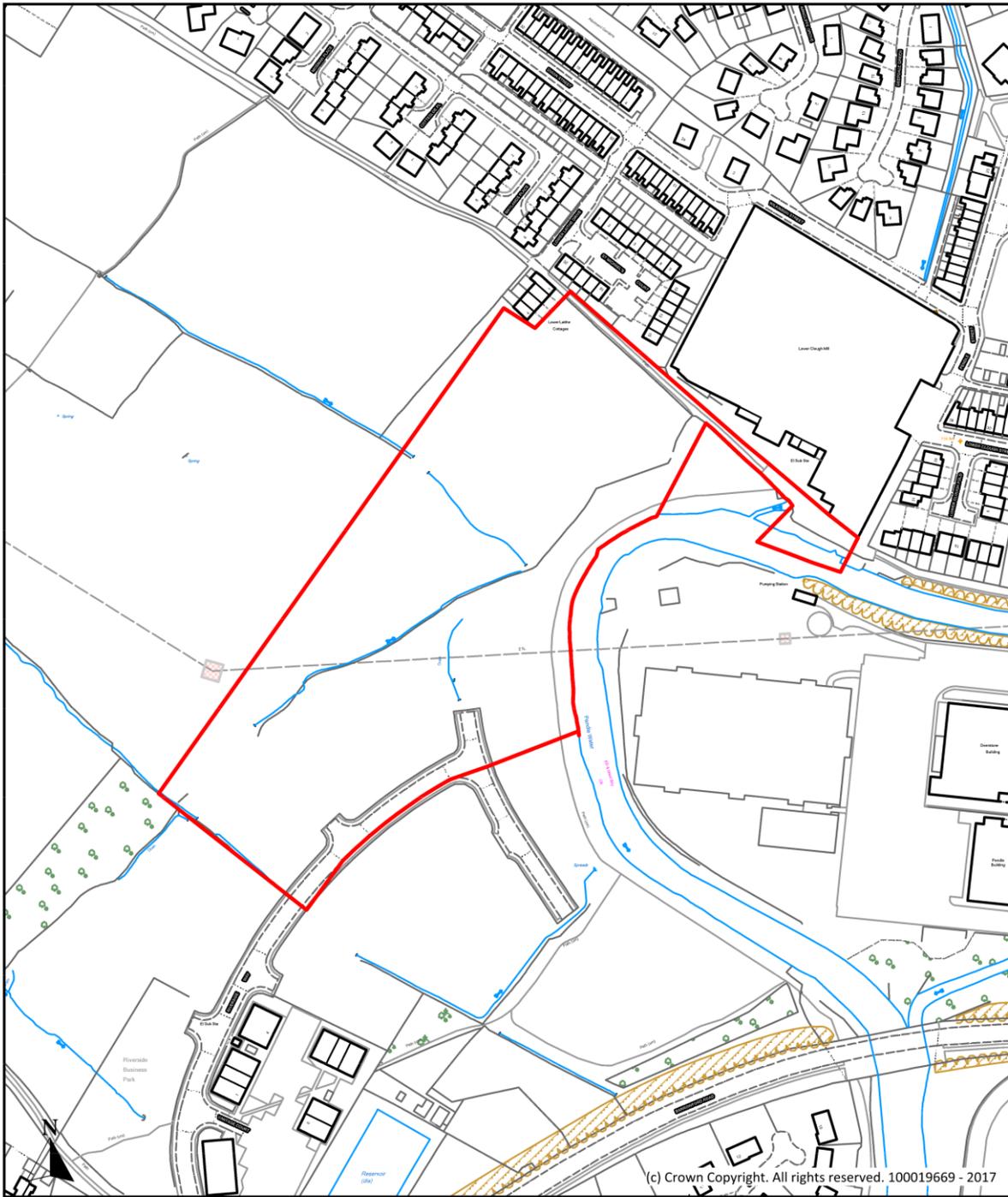
SA Objective 12: The site is part of the Green Belt that runs through to Red Lane down into the Canal Corridor and the wider area and abuts the Canal Corridor. The site will reduce the natural feeding range of many species found within the Canal Corridor including larger mammals such as deer, foxes and badgers, bats, birds of prey such as owls, kestrels and sparrow hawks as well as numerous species of smaller field dwelling species of birds, amphibians and insects. The loss of diversity of habitat would probably have a significant impact on the vitality of the Leeds-Liverpool Canal Corridor.

SA Objective 14: The site enhances the setting of the Canal Corridor and its status as Green Belt prevents urban sprawl along Barnoldswick Road, which if allowed would significantly diminish the setting and amenity of both Canal Corridor and the Grade II listed Locks. The Canal Corridor in recent years has not only become a wildlife super highway, but also a popular walking and holiday destination, with canal trips and barge holidays becoming more popular. This is further enhanced

by the designation of the canal towpath as a main link in the local cycle network, joining up the wider cycle path destinations.

As Tourism becomes more essential to the local economy through the decline of heavy industry, preserving and enhancing the setting and amenity of these visitor assets should be one of the core principles within the Local Plan, protecting them for future generations.

This site represents development along the Parish Boundary and represents a significant risk of merging of Barrowford with Colne. One of the main functions of the Green Belt is to prevent urban sprawl and this site along with the other Alternative Sites P136 and P283 are by there size and location near to parish or town boundaries a classic case of urban sprawl.



Description

Land to north of Riverside Way, Barrowford

Scale

1 : 2,500

Ref No.

P294

Drawn By

J.D.

Date

28th April 2017

Historic Ref



**Planning, Building Control
& Licensing**

Town Hall, Market Street,
Nelson, Lancashire, BB9 7LG

Tel: 01282 661330

Appendix 5: Sustainability Appraisal of Preferred Housing Sites and Reasonable Alternatives:

Site P294 Land to North of Riverside Way Barrowford page 496:

This site abuts the Strategic Housing Site at Trough Laithe and is currently identified in the Core Strategy as Employment Land. The site came forward as Employment Land around 20 years ago but only a small proportion has been developed, as a Business Park.

SA Objective 2: This site is in the Core Strategy as Employment Land. If it was reassigned as housing it could have a significant impact on the amount of viable Employment Land within Pendle and necessitate an alternative employment site being identified. This is surely not a “minor adverse effect” on employment opportunities as stated in the Appraisal.

The addition of 120 dwellings would necessitate a significant contribution to the creation of school places. Lancashire County Council highlighted, in its school capacity assessment at the outline planning application stage for the Trough Laithe Strategic Housing Site development, a lack of places at primary level within 2km of that site, and a section condition to contribute to school places provision was applied. This site (P294) would find at application that there would be no or little spare capacity due to the Strategic Housing Site. This capacity problem would increase with the development of phase 2 at Trough Laithe and any other significant sites within the nearby area being developed.

SA Objective 4: This site through its location would probably see a split of patients between the two Barrowford practices and Yarn Spinners Health Centre. The spare capacity at these surgeries to cater for the 500 houses at the Strategic Housing Site and a further 120 dwellings at this proposed site would need further investigation.

SA Objective 5: Access to this site would be off the roundabout on the A6068, which is also the only access to the Riverside Business Park and the 500 house Strategic Housing Site; the capacity of this access would need to be proved. The site does not have a direct vehicular route into the shopping areas of Barrowford, indeed the difficulty of vehicular access to the village’s shopping areas would probably mean that Nelson and Colne would be the supermarket destinations of choice.

There are several footpaths that link the site into Barrowford. Given stabilisation of the river bank (see below) the one that runs along the riverside could be upgraded to give both foot and cycle access to other parts of the village. The Parish asked for this to be conditioned when the Business Park was given outline planning permission but the request was ignored by planning officers.

SA Objective 7: The site is within 50m of the river and significant flood alleviation measures would be needed. This would also apply to development under its current designation as a Business Park.

SA Objective 8: This site is the last link between the water run-off from the hills above the site and the river. The level of run-off will be set by the robustness of the water attenuation measures applied to all phases of the Strategic Housing Site. The completed sections of the Riverside Business Park will have little or no measures to control the rate of surface run-off and this would need to be factored in.

This site side of Pendle Water suffers from riverbank erosion which has removed a significant width of land, including sections of the Public Right of Way, and exposed a large bore sewage pipe going to the sewage works located past Victoria Park. Measures would be needed to prevent this erosion

and possibly a rupture of this large pipe polluting the river with untreated sewage. The flood plain once had the ability to form an oxbow lake on the playing fields of the college opposite, but since the construction of all weather pitches the surrounding banking was raised to prevent this from happening.

Other considerations regarding site P294 Land to North of Riverside Way Barrowford are that, if it is decided to bring forward this site, it should not be treated as an extension of the Strategic Housing Site at Trough Laithe but as a separate entity. As such any houses built there should be taken entirely as part of Barrowford's requirement for housing provision. If it is proposed to include this site as an extension of the Trough Laithe Strategic Housing site, and the houses are deducted from the M65 Corridor total, Barrowford Parish Council would fight this vigorously.

It should be remembered that Barrowford is classed as a Local Service Area in the Core Strategy. The requirement to provide housing for the wider Borough falls predominantly on the Key Service Areas of Nelson, Colne and, to a lesser degree, Brierfield; Local Service Areas are expected to provide housing for their immediate need.