

Barrowford Labour Rose

Carr Hall, New Bridge
& Central Wards

**TROUGH
LAI THE
SPECIAL**

August 2015

Sold down the Riverside

Barrowford's green fields must be sacrificed so that Pendle can meet government housing targets.

That's the message Pendle's Planning Department is giving village residents - as Barrowford Labour Party has repeatedly warned.

The decision to identify the Trough Laithe fields (all the fields between the Riverside Business Park on the bypass up to Wheatley Lane Road) as Pendle's only Strategic Housing Site has made it simple for Peel Investments to put in for the massive development that they have wanted all along.

Local Labour campaigner, Sue Nike, says "Despite repeated requests, the planners have not identified what proportion of the house-building requirement in the Motorway corridor should be built in Barrowford. Even if you accept that this is an appropriate site, and that Barrowford should take its fair share of new homes, 500 houses are way too many for a village our size. "They're talking about 50 houses a year for ten years. But how many are really needed? There's a site in Reedley that's taking ages to sell. "



Mark Porter, Barrowford Borough Council candidate, says: "On its website the Peel Group prides itself on its regeneration and sustainability credentials. I can't see how turning 17 hectares of green fields into unwanted housing does anything to regenerate Pendle's real areas of need in Nelson, Colne and Brierfield.



Make Your Voice Heard

Residents have until 26 August to write in with their objections. (Neighbours to the site were given until 12 August, but notices have gone up around the site with the later date on).

Separate letters are better than petitions or copied versions of the same letter.

As well as the size of the development in relation to the village of Barrowford, which is a second tier service area, planning grounds for refusal include: Local Infrastructure (Education, Health, Highways, Utilities and Public Services); Loss of Habitat - Wildlife and Fauna; Land Contamination; and Loss of Public Amenity.

The Planning Application can be seen on Pendle Council's website, reference number 13/15/0327P. A hard copy can also be consulted at the Parish Council office at Holmefeld House during normal office hours.

Send your comments to:
Planning and Building Control, Town Hall, Market Street,
Nelson, Lancs, BB9 7LG

Email: planning@pendle.gov.uk

**Barrowford Labour Party - Working for
you, your family and the community**

A Timeline for the Trough Laithe site

1990s	Despite strong local opposition, Peel Holdings wins an appeal against Pendle Council's refusal to allow outline permission for B1 Business development on the Riverside fields next to the bypass.
1999	The fields above the Riverside site are designated 'protected for possible future development' in Pendle Local Plan 2000-2016, and again in 2006.
2006	Pendle's Conservative/LibDem dominated Development Control Committee allows full permission for business units on the Riverside site, hearing from Peel's representatives that tenants are waiting to move in
2010	First phase of Riverside Business Park is completed and scarcely a single tenant moves in
2011	Unemployment reaches worst level since 1996
2011-12	UK narrowly avoids going back into recession following the growth of 2010. Economy flattens as a result of austerity policies.
2012	The Conservative Government's new National Planning Policy Framework imposes a "presumption in favour of sustainable development" to help kick-start the economy.
2013	Local Development Viability Study for Pendle states that 'most types of development are unlikely to be viable'.
2013	Burnley & Pendle Strategic Housing Market Assessment, in preparation for the next Local Plan, estimates that 4350 houses need to be built in Pendle between 2015 and 2030. "The allocation of two Strategic Sites is considered necessary for Housing and Employment" (Pendle Council's Framework Newsletter 27)
Jan-Feb 2014	Objections raised to Trough Laithe as Strategic Housing Site in consultation on Core Strategy Further Options report.
September 2014	Pendle's Core Strategy (Part One of the 2015-30 Local Plan) is agreed by the Conservative-controlled Executive and Council.
November 2014	Consultation on the Core Strategy closes. Concerns raised include allocation of a single Strategic Housing Site rather than a number of sites, and the location and justification of Trough Laithe as that strategic housing site
April 2015	Public examination hearings of the Core Strategy held by Mark Dakeyne of the Planning Inspectorate. Barrowford Parish Council repeat their concerns about Trough Laithe.
July 2015	Peel Investments put in their planning application for 490 dwellings on Trough Laithe site.
26 August 2015	Last date for representations about the application to be made, according to notices around the site.
8 October 2015	Likely date for Barrowford's Area Committee to consider the application.

Who are the villains in all this?

This issue is arguably bigger than local politics, but we can find no record of Barrowford's three Conservative Borough Councillors objecting to the Strategic Housing Site being located in the village.

Nor any record of our Conservative MP raising concerns over the National Policy Planning Framework or the Core Strategy - or the axing of the Housing Market Renewal programme.

His letter to residents of 27 July 2015 is a masterpiece of fudge. Not only does he skate over the responsibility for the Strategic Housing Site, he gives the impression that there's a £1.5 million Brownfield Development Fund sitting in the bank. The truth is: there isn't.

We understand that Cllr Wakeford is calling a public meeting towards the end of the month.

Please contact us, in regard to Barrowford issues. You can email or telephone us using the telephone numbers and email addresses provided or write to us at 33 Carr Road, Nelson, BB9 7JS

