

APPENDIX 2

BOTANY/GREAT KNOWLEY WORKSHOP

Wednesday 23 January 2008

Attendance:

Residents: Alex Green, Mrs K Bertwistle, Mrs Taylor, Mr D.Fothergill, Anne Wilson,

Residents and representing Inland Waterways: Audrey Smith, David Smith

Landowner: W J Drinkwater

Peter Gilkes: Peter Gilkes Company

Lancashire County Council Highway Authority: Dave Allen, Alex Fogg (Bridges Division)

Highways Agency: Dave Wild

Highways Agency Consultants: Neville McKenzie

Chorley Council: Jane Meek (welcome and introductions), Julian Jackson, Alison Marland
Councillor Peter Malpas, Councillor Adrian Lowe

Apologies: Janet Manning, Bernard Manning, Mrs Yamada, Howerd Booth, Councillor
Marion Lowe, Councillor Dennis Edgerley

Jane Meek	Welcome and Introductions
Alison Marland	Presentation on the site description and features, planning policy status, guiding principles document requirements, consultation responses (November 2007) and Issues raised from this consultation. Both the presentation and issues raised from consultation with the Council responses are attached
Ann Wilson	Where will the access cross over the Leeds and Liverpool Canal?
Alison Marland Julian Jackson (CC)	The access will be either from the land on the west side of the canal or off a fifth arm of the roundabout on the A674. No decision has been made on where the access will cross over the canal as no detailed plans have been received by the Council.
Alex Fogg (LCC)	The location of the access over the canal is a matter for the developer. However detailed plans of the road layout and canal crossing need to be seen by LCC. There may be a replacement of the Knowley canal bridge but any proposal needs to show the provision of gradients to accommodate a bridge.
David Smith	Knowley Bridge is not listed.
Alex Green	The roundabout access and the number of cars coming to the site will impact on the surrounding area. There are already other proposals for the site west of the canal and land to the north of the A674 and a culmination of all these uses will have a traffic impact on the area and existing residents.
Alison Marland (CC)	Has resolved to approve a number of schemes on the different parts of the land to the west of the canal including office and industrial uses, a public house and hotel. Some of these schemes are subject to legal agreements that have not yet been finalised.
Dave Wild (Highways Agency)	A developer will need to provide a Transport Assessment to show how traffic generated by the site will be distributed onto the local road and motoway network. The developer will need to take account of all permissions granted for development such as those located on the

Dave Allen (LCC)	<p>opposite side of the canal. This development will not be looked at in isolation but must show all traffic likely to be generated from all schemes in the area.</p> <p>A developer will be required to provide a Travel Plan to show the peak traffic periods with the emphasis on reducing the number of car borne journeys to and from the site with workers to use alternative modes of transport. A developer contribution for public transport will be required as part of the Section 106 contributions.</p>
Mrs Taylor	<p>There is only a hourly bus service on Blackburn Road. There should be more public transport in this area. Blackburn Road is a hazard, as the speed limit extends from 30 miles an hour to 40 miles an hour and people do not keep to the imposed speed limits. The problem may not be resolved when the County Council install a long proposed pedestrian refuge crossing on Blackburn Road.</p>
Alex Green	<p>There should be a pedestrian/cycle route on the east side of the canal which could through the Boatyard from Blackburn Brow.</p>
Audrey Smith	<p>There is already an existing canal towpath on the western side of the canal. There should not be a need to provide another. The existing towpath should be improved to accommodate such users.</p>
Julian Jackson (CC)	<p>The Council will look at the provision/improving a pedestrian/cycle route.</p>
Dave Allen (LCC)	<p>Traffic lights will be installed at the junction of Blackburn Road and the A674 during 2008/9. This is a separate safety initiative.</p>
Councillor Lowe	<p>It is proposed there is only one access from the A674. There is to be no access off Blackburn Road so the proposed development will not exasperate the problem on Blackburn Road.</p>
Audrey Smith	<p>The traffic to be generated is one of the issues. When improvements are made they need to be continued to be monitored.</p>
Mrs Taylor	<p>This development will only add to the existing traffic generation, noise, lighting and safety issues which are created by existing developments in the area i.e. Chorley North Industrial Estate(noisy works) and Botany Bay Mill (helicopter flights and security lighting).</p>
Alex Green	<p>What does Safeguarded Land mean for the land to the east of the Botany/Great Knowley site?</p>
Julian Jackson (CC)	<p>The land is not earmarked for any use and the Council have made no decision on the land.</p>
Peter Gilkes	<p>Confirmed that this land had been recently sold.</p>
Mrs Taylor	<p>Will the value of properties go down in the Blackburn Road area as a result of this proposed development and because of the loss of views?</p>
Peter Gilkes	<p>There is no need to lose a view in this locality because of the nature of the slope and topography.</p> <p>In my experience people are more likely to be put off when they do not know what is to be developed, than when development has taken place.</p>
Audrey Smith	<p>To reduce the number of car parking spaces on the site, could cars be accommodated on the Botany Bay Mill car park between Mondays to Friday?</p>

Julian Jackson (CC)	The Council could not require this to happen..
Alex Green	Is the road from the A674 roundabout to the site west of the canal adopted?
Alison Marland	None of the road is adopted from the roundabout. Part of the road into this site has been constructed to adoptable highway standards, but the road has only been given a temporary planning consent and this needs to be renewed regularly. Any access proposed from this road with a crossing to the Botany/Great Knowley site, would need to be realigned.
Ann Wilson	The town turns its back on the canal and any scheme in this locality should respect the canal.
Audrey Smith	The canal in this locality does not attract or direct visitors to amenities, facilities, chorley town. The canal should be marketed and there should be some visitor boards, signposting in this locality. To lose the water frontage would be a sad loss.
Alison Marland (CC)	The Council will give consideration to this proposal.
Councillor Malpas	Has consideration been given to the type of schemes that would be accepted on this site? Do you have any examples?
Alison Marland	There are few examples but the B1 office development would probably take the form of separate units similar to those at Ackhurst Park. There would need to be a range in size of B2 units but large sheds would be unacceptable. The Council will need to look at external construction materials and the Guiding Principles document has a lengthy section covering design.
Alex Green	Please take great care with the visual impact and aesthetics of any scheme, maintain the attractiveness of the Leeds and Liverpool Canal.
Alison Marland	Following the feedback from this workshop, the Guiding Principles document will be amended and taken to an Executive Cabinet meeting for determination.