

## COMMENTS RE PENDLE LOCAL PLAN – FOURTH ADDITION (THE LOCAL PLAN)

I wish to make the following representation in response to the above documents.

### 1. Appendix 6 P001 – P093 and Appendix 6 P100 – P188

P083 - Land south of Grenfell Gardens and P111 - Sports Field adjacent to former Nelson and Colne College.

These sites, together, are known as Barrowford Road Playing Fields. They are owned by Nelson & Colne College.



When the College relocated down to their Barrowford campus they sold off their college buildings (now Derwent House) and some of the surrounding land for development. Derwent House was converted into apartments and an estate of over thirty houses was built on Grenfell Gardens.

To protect the playing fields an S106 Agreement was signed at the time by Pendle Borough Council, Ribble Industrial Estates Limited, Lancashire County Council and Nelson and Colne College. The College agreed to maintain the playing fields in a “proper and groundsmanlike manner to a playable standard”.

However, the College did not keep to the agreement and the playing fields’ condition deteriorated accordingly. The College then approached Colne Town Council with proposals to build on the Playing Fields. At this point, local residents formed the Barrowford Road Playing Fields Group and following concerted action the maintenance regime was reinstated resulting in regular use of the fields for training and matches, particularly by Barrowford Celtic Girls Teams.

P083 contains one of the Youth 9v9 Football Pitches and P111 contains the other two 9v9 pitches.

As the Playing Fields became a well-used local asset, they were allocated in the Colne Neighbourhood Plan as a Protected Sport and Recreation Facility, under Policy CNDP10 (CNDP10/8).

It, therefore, seems an anomaly that in the Neighbourhood Plan the fields are protected and in the Local Plan they could be allocated for house building.

The Summary Assessment for P111 quite rightly refers to the regular use for sports matches but P083 makes no mention of the regular use of this site for youth football, matches and training. In my view the sites should be treated equally with the same attendant difficulties to develop P083 as for P111.

It should also be noted, in the section about restricted covenants, that both P083 and P111 are subject to an S106 agreement (as described above).

## 2. Playing Pitch and Outdoor Sport Strategy and Action Plan

### Page 59 Sports Strategy and Action Plan - Site ID1 Barrowford Road Playing Fields

There are **three** pitches not **two** and if the view is these are of poor quality, then the obligations on the College are clear - to maintain them in a proper, playable condition as per the S106.

The College received a significant amount of money when they sold off the college buildings and surrounding land so to make the comments that the site is “currently losing the College more money in maintenance than it brings in and is becoming unsustainable” completely disregards the income they received versus the costs of their obligations in the S106, which was one of the conditions of obtaining planning permission for the developments.

The Playing Fields are well used now and with better maintenance even more use could be made of this recreation facility. There is already a shortfall of 9 v 9 pitches identified in Table 1.2 so to consider these sites for possible development makes no sense and their protected status in the Colne Neighbourhood Plan should also be reflected in the Pendle Local Plan.

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