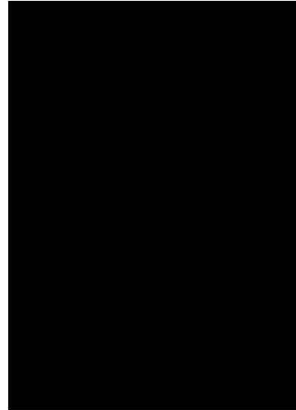


1.D. 02092



Dear Sir

Please find attached feedback in respect of the Pendle Local Plan – Fourth Addition sent in by my neighbour [REDACTED] who sets out the situation in a comprehensive manner.

It would seem that the Nelson & Colne College are failing to comply with their commitments in respect of maintenance and also the S106 Agreement signed in 2010 when planning permission was granted for 30 executive houses and the conversion of the old school building into apartments.

The Colne Neighbourhood Plan has this area as Protected Sport and Recreational Facility and I would urge you to revise the Pendle Plan to protect this area for the use of youngsters in the years to come.



Mike Crowther

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

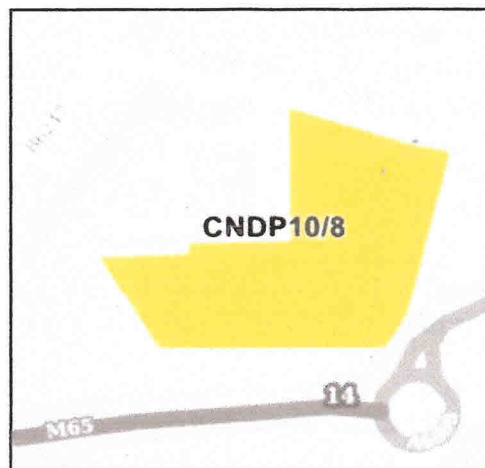
I wish to make the following representation in response to the above documents.

### **1. Appendix 6 P001 – P093**

PO83 Land south of Grenfell Gardens

This land (along with site P111) is allocated in the Colne Neighbourhood Plan as a Protected Sport and Recreation Facility, under Policy CNDP10 (CNDP10/8).

PO83 contains one of the Youth 9v9 Football Pitches and P111 contains the other two 9v9 pitches.



The summary assessment, therefore, makes no mention of the regular use of this site for youth football, matches and training, in the same manner as site P111. The attendant difficulties to develop this land are therefore the same as for P111.

It should also be noted, in the section about restricted covenants, that both PO83 and P111 are subject to an S106 agreement (see details below).

### **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.

This site is subject to an S106 Agreement with clear obligations on Nelson and Colne College regarding maintenance, which they continue to attempt to renege on. The comments in the

above document regarding “costing more to maintain than gaining in income” has been true since the day the S106 was signed (17 Sep 2010), as junior pitches are free to use in Pendle.

The College are being disingenuous, as the S106 was their agreed obligation contingent upon receiving planning permission for over 30 new executive houses on Grenfell Gardens as well as permission to convert the old college building into apartments. It is worth noting that no sports land or pitches were reduced in this development process.

Therefore, the College have to take into account the ongoing costs of the S106 obligations against the sales proceeds they received for the land and buildings. The College are therefore still massively in profit from this project.

The College continues to obstruct proper maintenance with examples as follows: -

- a. Instructions given to the Council Parks Department not to maintain Pitch 3 (Site P083 in appendix 6 Site Analysis). Instruction subsequently overturned as a result of lobbying by the Barrowford Road Playing Fields Residents Group.
- b. Instruction given to the Council Parks Department to stop grass cutting between Barrowford Road and the pitches. As this is one of the key rain run off areas for the pitches, it is restricting drainage and causing pitch deterioration. The College have refused to withdraw this instruction.

The Barrowford Road Playing Fields Residents Group are willing to work with the College and the Council to maximise use of the playing fields for sports but the College have refused to engage.

The Current Status mentions “the poor quality” of the pitches, but in fact the condition of the pitches is much improved compared to a few years ago but could be further enhanced simply by the Council enforcing the Covenants in the S106 on the College, which could eradicate the shortfall of 9 x 9 football pitches identified in Table 1.2. Therefore, in the table on page 59, relating to site id 1, the recommended action should include **“work with the College to ensure maintenance of the pitches is in line with the S106 obligations as per the first schedule dated 17 Sep 2010”**

