

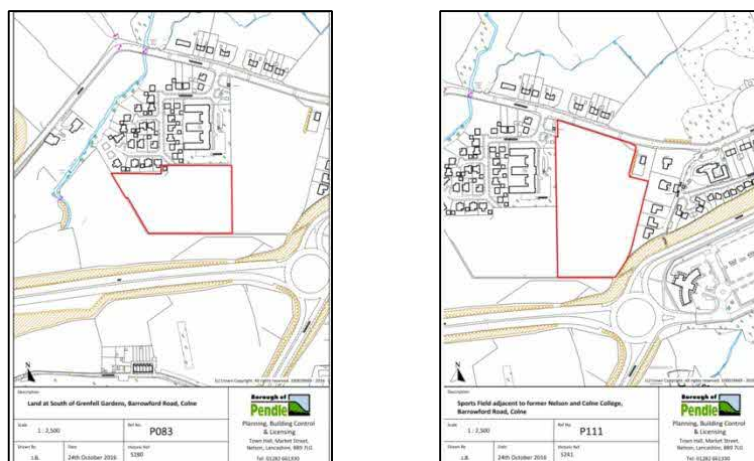
OPPOSITION TO THE PENDLE LOCAL PLAN – FOURTH ADDITION (THE LOCAL PLAN)

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 to Barrowford, they sold off their college buildings (which were developed into apartments, now Derwent House) and some of the surrounding land on which an estate of over thirty houses was built (now Grenfell Gardens).

To protect the playing fields the College were a signatory of an S106 Agreement in which they 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. Once the condition of the pitches improved, they are now in regular 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 a big inconsistency that in the Neighbourhood Plan the fields are protected and in the Local Plan they could be allocated for house building.

Although the Summary Assessment for P111 quite rightly refers to the regular use for sports matches there is no mention of the regular use of this site for youth football matches and

training in the equivalent P083 Summary Assessment. In my view the sites should be treated equally with the same difficulties to develop P083 as for P111.

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

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 S106 makes it clear that the College are obliged to maintain them in a proper, playable condition.

The comment in the Action Plan that the site is “currently losing the College more money in maintenance than it brings in and is becoming unsustainable” completely disregards the significant income they received when they sold off the college buildings and land. This was far in excess of the maintenance 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.

THERESA WELBURN

