

REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER

TO: COLNE AND DISTRICT COMMITTEE

DATE: 31 MARCH 2016

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LAND KNOWN AS KNOTTS LANE POND, COLNE

PURPOSE OF REPORT

For Committee to consider what the future use of the site should be and how it is to be maintained.

RECOMMENDATIONS

- (1) That Option 2 outlined in the report be pursued.
- (2) That a maintenance budget of xx be allocated from 2016/17 allocation towards the maintenance of the site.

REASONS FOR RECOMMENDATIONS

- (1) In order for the Council to find the optimum use of the land and to reduce revenue costs.
- (2) To ensure that any Council land is properly maintained.

1. We have been pursuing trying to get ownership of the land over a number of years, the itself having been left over from several different developments by different companies. The plan at Appendix A shows the former ownership details. The Council has now secured ownership of the whole of the land.
2. The land has no specific status in the adopted Local Plan. It consists of a linear strip running down from Knotts Drive. This has an open ditch that runs down towards an overgrown area that had been designed to act as an attenuation pond. The water from this then runs to the south and enters the Persimmon site. A footpath follows the line of the stream and also enters the Persimmon site. The footpath is not on the definitive map.
3. To the north of the pond area is an open piece of land linking onto St. Andrew's Close. The footpath from Knotts Drive links to St. Andrew's Close. The footpath has been improved by Pendle and is now a hard surfaced defined area as opposed to the informal unmade route that formerly existed. Photographs of the site are attached at Appendix B.

ISSUES

4. As owners of the land we now have to look at how the site should be maintained. There are a number of options open to do this.
5. Before looking at the options there are cost issues that need to be understood. A headwall for the pond should have been built to control water runoff in inclement weather. A cost estimate for this work is being looked at by the Engineering section of the Council. This will be reported verbally to the meeting.
6. The site has Himalayan Balsam growing on it. There is an annual maintenance cost of £175 to control that.
7. Should the whole of the land be retained some maintenance of it would be necessary. The Parks Manager is providing an estimate of the revenue costs that would be associated with maintaining the area. The basis of the maintenance would be to cut the grass on either side of the path and to treat the Himalayan Balsam but allow the remainder of the site to be a natural area.
8. **Option 1** is to fully dispose of the land to a third party. Whilst there may be opportunities to develop part of the site (northern section) the southern area and area around the pond are not developable due to the watercourse. The land also plays a role in linking the estate together with the Persimmon land and the wider Knotts Lane housing development. The footpaths have been there for at least 16 years and may now have been in situ for sufficient time to have been established as rights of way and if so they would not be able to be locked up.
9. **Option 2** would be to dispose of parts of the land to neighbours whilst still maintaining the footpath and pond.
10. **Option 3** would be to retain and maintain the whole area with the associated revenue costs.

IMPLICATIONS

Policy: None

Financial: Ownership of the land requires to be maintained. The full costs of maintaining it are being looked at and will be reported verbally to Committee.

Legal: None arising directly from the report.

Risk Management: None arising directly from the report.

Health and Safety: None arising directly from the report.

Sustainability: None arising directly from the report.

Community Safety: None arising directly from the report.

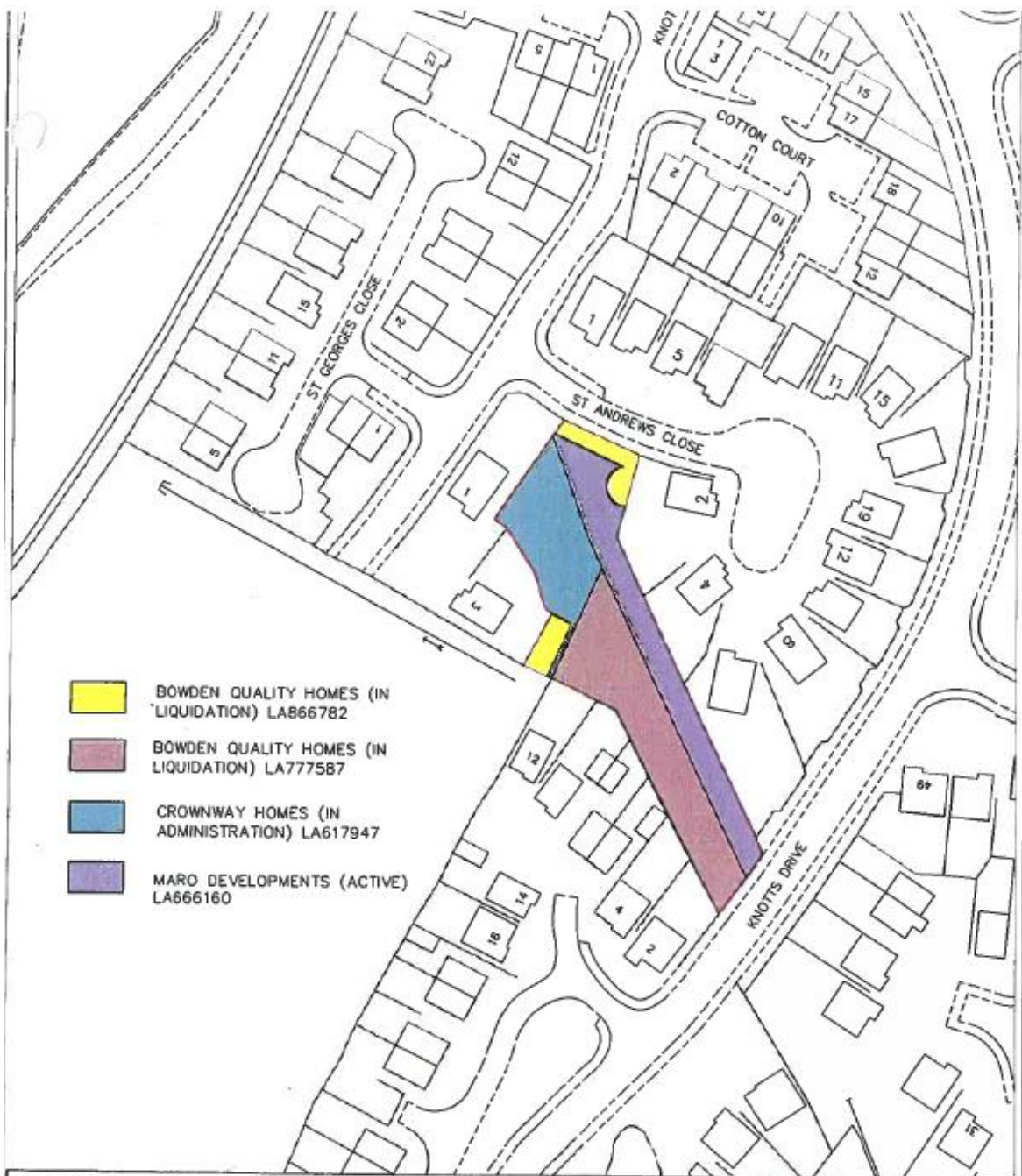
Equality and Diversity: None arising directly from the report.

APPENDICES

Appendix A – Plan

Appendix B – Photographs

Appendix A



- BOWDEN QUALITY HOMES (IN LIQUIDATION) LA866782
- BOWDEN QUALITY HOMES (IN LIQUIDATION) LA777587
- CROWNWAY HOMES (IN ADMINISTRATION) LA617947
- MARO DEVELOPMENTS (ACTIVE) LA666160

Description

LAND KNOWN AS KNOTTS POND,
OFF KNOTTS DRIVE, COLNE

LIBERATA

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WORKING IN
PARTNERSHIP WITH
Pendle
Putting people first

Scale 1:1000

Drawing Number CO /

Drawn By L.G.

Date OCT. 2009

CAD Reference

APPENDIX B



