

APPENDIX

9 OBJECTIONS TO PUBLIC OPEN SPACE NOTICE REGARDING LAND AT BAILEY STREET EARBY

11th May 2019

Mr. C.P Tennant
8 Green End Avenue
Earby
Barnoldswick
Lancashire
BB18 6NT

Head of Legal Services
The Borough Council of Pendle
Market Street
NELSON
BB9 7LG

Dear Mr Coulshaw

I am writing in response to the **Local Government Act 1972 Section 123 (1) Open Space Within The Borough Of Pendle - Notice** published on Friday May 10th 2019.

I wish to object to the intended disposal of this land for the purpose of residential development for the following reasons:-

- There is already a deficit of this type of Open Space in Earby (6. Amenity Greenspaces) as identified in the Borough of Pendle Open Space Audit.
- To allow this disposal will only compound the above.
- This area of land is well used by local residents, children and dog walkers.
- This area of land is situated in the core residential area of Earby, is easily accessed on foot and should therefore remain available in its current form.
- This area of land contains a natural spring that has been there for hundreds of years; to disturb it would likely lead to a re-occurrence of water run-off under the foundations of the existing houses on Wentcliffe Drive. The last time this happened was during the construction of Aspen Grove, whilst the new access road, SUDS storage tank and two existing football pitches were been ripped up.

Yours sincerely



Chris Tennant

BOROUGH OF PENDLE			
14 MAY 2019			
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11th May 2019

Mrs. L.J Tennant
8 Green End Avenue
Earby
Barnoldswick
Lancashire
BB18 6NT

Head of Legal Services
The Borough Council of Pendle
Market Street
NELSON
BB9 7LG

Dear Mr Coulshaw

I am writing in response to the **Local Government Act 1972 Section 123 (1) Open Space Within The Borough Of Pendle - Notice** published on Friday May 10th 2019.

I wish to object to this intended disposal/sale of this land for the purpose of residential development for the following reasons:-

- There is already a deficit of this type of Open Space in Earby (6. Amenity Greenspaces) as identified in the Borough of Pendle Open Space Audit.
- To allow this disposal will only compound the above.
- This area of land is well used by local residents, children and dog walkers.
- This area of land is easily accessed on foot and is situated in the centre of a residential area of Earby.
- This area of land contains a natural spring that has been there for hundreds of years; to disturb it would likely lead to a re-occurrence of water run-off under the foundations of the existing houses on Wentcliffe Drive. The last time this happened was during the construction of Aspen Grove, whilst the new access road, SUDS storage tank and two existing football pitches were been ripped up.

Yours sincerely



Lisa Tennant

BOROUGH OF PENDLE			
14 MAY 2019			
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14.5.19

from: Mrs Vera Cocker

to: Head of Legal Services,

6 Rawlins Court,

16 MAY 2019

Pendle Borough Council,

Earby

Market Street

BB18 6NX

Nelson

BBP 7LG

Ref: Disposal of land for building. Bailey Street. Earby, (otherwise known as Springfield).

I object very strongly for this even being considered for building land.

We are already short of Open Space in Earby, and this was identified by your good selves. There are acres of Brownfield land available in Earby, some of it lying unused for app 10 years. We cannot go on building on Open Space Land when there is ample Brownfield land available.

The piece of land is used very regularly for the children to play in relative safety, and also has footpaths across it which many children and parents use as a safe way to get their children to school from the Station Hotel, and Northolme ends of town. It is also used regularly by residents taking a walk, people walking their dogs and being used as a part of a circular walk around Earby.

There is a drainage problem with that field especially near the walls that are the back gardens of Wentcliffe Drive. The field is home to natural and old springs, and when disturbed before by concreting over a vast area to give The Holiday Cottage Company parking space and building the link road to Aspen Grove the houses on Wencliffe were flooded, with water pouring through the garden walls, down their gardens and straight in and through their houses.

Mr Peter Sellers and Mr Luke Edwards carried out many surveys and alleviated some of the problem by land drains, only to unearth an earlier drain that was feeding water into the wrong drainage system, and probably does until this day. This does not help with the serious flooding problems we do have in Earby.

Yours sincerely,

Vera Cocker

Mrs Vera Cocker.

BOROUGH OF PENDLE			
17 MAY 2019			
SECTION	Legal	COPIES TO	CP

Gary Parrin
 34 Aspen Grove
 Earby.
 Lane's
 BB18 6LS

Head of Legal Services
 The Borough Council of Pendle
 Town Hall
 Market Street
 Nelson
 BB9 7LG.

Dear Mr Coulshaw.

I would like to object the sale of the land off Bailey street, Earby, to the rear of Wentcliffe drive. There are a few reasons why, there are not enough open spaces for people and dog walking in Earby, the land contains a natural spring which if disturbed could cause flooding to neighbouring houses, the Wentcliffe drive, it is also situated on a nice residential area.

Yours Sincerely

G.D. Parrin

om: michael goulthorp [<mailto:msgoulthorp@hotmail.co.uk>]

Sent: 15 May 2019 11:40

To: CulshawHoward

Cc: CarrolRosemary (Cllr); Colin Carter; Chris Tennant; Earby Parish Clerk; Christian Wakeford

Subject: Sale of Open Grassed Recreational Land Adjacent to Bailey Street, Earby.

Dear Howard

We wish to place on record our Strong Objection to the disposal of the above recreational land by Pendle Borough for the purpose of Housing development.

Pendle Borough have previously identified the FACT that Earby as a major shortage of open grassed recreational areas within the central urbanization. This area is well used by the local community and forms a link area to the Spring field School complex..

This area also as a above average vehicle access and movement because of the Country Cottages staff parking located with egress and access on Bailey street, the largest employer in Earby 200 employees operating within there call centre.

Clearly this site for the above reasons should not be offered for sale and must be maintained for the benefit of the residents and the community of Earby.

Yours Sincerely

Cllr Mike Goulthorp.

Cllr Rosemary Carroll.

Cllr Colin Carter.

Earby Ward, Pendle Borough.



Virus-free. www.avast.com

Miss A Brown
35 Aspen Grove
Earby
BB18 6LS

BOROUGH OF PENDLE			
20 MAY 2019			
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Head of Legal Services
The Borough Council of Pendle
Market Street
NELSON
BB9 7LG

Dear Mr Coulshaw

I would like to add my concerns over the proposed sale of the land for housing development in Earby adjacent to Bailey Street.

The land that is proposed is wholly unsuitable for building development and will have severe implications for the area as a whole.

My main points are:

1. There are several Brown Field sites in Earby which I feel should be used for housing first for example the large former Brook Shed site, this would have the advantage of being able to provide both affordable housing and housing suitable for elderly residents (being near to the centre of Earby). The greatest need in housing is for affordable housing. Building on this site would not make much difference to the flood problem as it is already hard surfaced and rain water drains into the beck.
2. The reason this site has not been built on is that it has problems which make it unsuitable for building on eg. The Aspen Grove and Bailey Street areas are on the land called "Springfield" because as the name suggests there is a lot of standing water there especially during prolonged rain falls and is the site of an ancient natural spring situated in the centre of this site (see below images). This spring is an eco habitat for a number of animals.
3. Displacement of the ancient spring would cause increased risk of flooding to Wentcliffe drive and undermine the foundations of these homes.
4. There is already extensive housing development taking place in the town now and in the previous years, such; as the conversion of the Wardle Storeys offices and the conversion of the old library building – both into housing. Not to mention the finished housing developments opposite the bus station amongst other sites.
5. Before any more housing is considered, the major problems with the infrastructure in Earby needs to be dealt with. The Doctors surgery is over worked; at the moment you have to wait for 3 -4 weeks for an appointment unless it is of an immediate emergency. The local primary school is full to bursting and would need much more space to cope with any more children, the Town council funding is woefully inadequate to deal with the maintenance of the towns parks and the high street.
6. There is a lack of green spaces like this in Earby and this site is used continuously by walkers, parents taking and collecting children to school and children playing.

7. The building work would have safety / access implications to the local residents on Aspen Grove and the children attending the local school.
8. Since the building of Aspen Grove there has been a problem with water runoff into Barnwood Crescent. I am sure that the building of these homes with the diversion of surface water into the drainage system increased the problem with the floods of recent years. More building in this area would only increase the flooding problem to properties lower down the hill.

I hope that my concerns are noted and this ridiculous notion of selling this land for development is shelved.

Kind Regard



Annette Brown
Earby Resident

Bailey Street Site



This run off has only just been redirected to the drainage ditch behind Aspen Grove – this image shows the constant steam water that is running on the opposite side to the proposed land for sale.

BOROUGH OF PENDLE			
23 MAY 2019			
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54 Aspen Grove
 Earby
 Barnoldswick
 Lancashire
 BB18 6LS
 Tel 01282 841556
 Mob 07419745955
kelvinharvey53@gmail.com

Head of Legal Services
 The Borough Council of Pendle
 Town Hall
 Market Street
 Nelson
 BB9 7LG

Tuesday 21st May 2019

Dear Sir or Madam

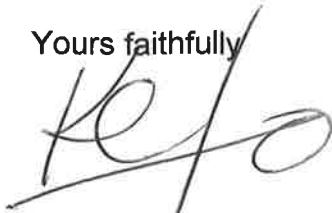
Re: Proposed sale of open recreational ground, Bailey St, Earby.

I am writing in this instance to raise my objection on the proposed sale for the following reasons.

1. loss of the open grassed recreational area, a public amenity that Pendle Borough as previously identified that Earby's central urbanization is seriously lacking.
2. The above average vehicle usage on Bailey St with the access and egress of the Country Cottage staff car park making further development in this area unacceptable.
3. Additional parking needs of any new dwelling along Bailey St making access and egress to the main estate of Aspen Grove difficult for residents cars and service vehicles.
4. Risk to children crossing this section for the football field and Primary school.
5. The open ground itself is I believe geologically compromised with spring water roll off from the hillside above making the ground wet and unstable, and with the possibility of an historic hidden well within the field coupled with the possibility of flooding the existing properties below and beside the land from the pressure of buildings imposed upon the field.
6. Loss of footpath FP-16 or relocation against existing properties as defined by the current definitive map.

I look forward with interest to your reply in due course.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Kelvin Harvey', written over the printed name.

Kelvin Harvey
Resident



EARBY TOWN COUNCIL



Chairman: Chris P. Tennant

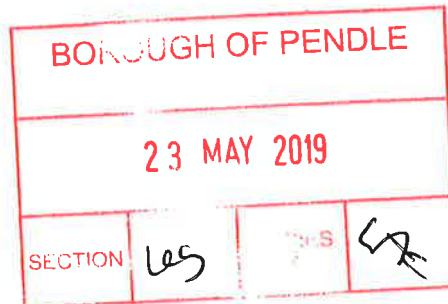
Clerk: K Jeffreys, The Parish Rooms, Victoria Road,
Earby, Barnoldswick, Lancashire. BB18 6US

Telephone: 01282 844965 Email: earbytc@gmail.com

Website: www.earbytowncouncil.uk//

21st May 2019

Head of Legal Services
The Borough Council of Pendle
Market Street
NELSON
BB9 7LG



**Re: Local Government Act 1972 Section 123 (1) Open Space Within The Borough Of Pendle -
Notice published on Friday May 10th 2019.**

Dear Mr Coulshaw,

Earby Town Council would like to formally record an objection to the intended disposal of this land for residential development purposes for the following reasons;

- As identified in the Borough of Pendle Open Space Audit, there is already a deficit of this type of open space in Earby (6. Amenity Greenspaces).
- This piece of land is well used by local residents.
- This area of land is situated in the residential area of Earby.
- The land in question is easily accessed on foot and can therefore be accessed by many residents.
- This area of land contains a natural spring that has been there for hundreds of years; to disturb it would likely lead to a re-occurrence of water run-off under the foundations of the surrounding properties.

Kind regards,

Katie Jeffreys
Town Clerk and Financial Officer

20 MAY 2019 '13

BOROUGH OF PENDLE			
24 MAY 2019			
SECTION		COPIES TO	KJP

Mr and Mrs G B Askew
23 Aspen Grove
Earby
Barnoldswick
BB18 6LS

17th May 2019

mobile no: 07398220636
home 01282 841200

Re: proposed sale of open recreational grassed area Bailey Street, Earby

Dear Sir/Madam

We are writing to strongly object to the proposed sale of the above mentioned land for housing development.

Our reasons for objection are:

The close proximity of the school and the extra traffic especially during construction of the housing.

Potential for additional problems with flooding in the town and the houses behind the land on Wentcliffe Drive as the area is already boggy and wet.

More pressure on the already overstretched local infrastructure such as GP's surgery, Police, schools and transport.

This would be another green space taken away and used for building when brownfield sites should be being used.

Yours sincerely



Geoff Askew



Denise Askew