

REPORT TO THE EXECUTIVE**DATE****14th February 2022****PORTFOLIO****Resources & Performance
Management****REPORT AUTHOR****Margaret Rutherford****TEL NO****01282 477305 or Ext 7305****EMAIL****mrutherford@burnley.gov.uk****KNOWLEDGE QUARTER: SALE OF LAND AT STONEYHOLME
RECREATION GROUND, HOLME ROAD, BURNLEY****PURPOSE**

1. To seek authority to sell Burnley College 2.26 ha (5.57 acres), or thereabouts, of land at Holme Road, Burnley, shown edged red on the plan contained in Appendix 1, to enable the development of an extension to the existing College/UCLan complex at Princess Way, subject to planning permission.

RECOMMENDATION

2. That authority is delegated to the Head of Finance & Property to negotiate and agree the terms for sale of land at Holme Road, Burnley, as reported, in accordance with the planning resolution of the Development Control Committee and the associated decision.
3. That authority is delegated to the Head of Legal & Democratic Services to complete all associated legal documentation to give effect to the decision.

REASONS FOR RECOMMENDATION

4. The sale of the land will facilitate the development of additional educational facilities on a key development site, in accordance with its allocation in the Local Plan and planning permission. It is anticipated that a completed scheme will attract an estimated 2,000 additional students to Burnley from a wide array of subject areas and study routes and create an estimated 150 full time equivalent new jobs.

SUMMARY OF KEY POINTS

5. The 2.26 ha (5.57 acres) Holme Road site currently forms part of Stoneyholme recreation ground but most of it is allocated for employment use, including for educational development, in the current Local Plan. The site has been allocated for development in the Local Plan since the 1990's. Since then, the recreational facilities have been relocated from the site in preparation for development, for example, Lancashire County Council's Youth and Community Centre was opened on Daneshouse Road and a new play area created on a site at Burleigh Street. In the Clifton Street area, a play area at Clifton Street and Smith Street gardens were created. The boundaries of the proposed development site vary from the

boundaries of the area allocated for development in the Local Plan to take account of the topography of the site, its interface with the motorway embankment and retained recreational facilities and the College's adjoining campus.

6. Burnley College has identified the site as suitable for the expansion of its existing facilities and the Development Control Committee endorsed the proposed scheme at its meeting on 24th January 2022. The College is proposing to develop the site in two phases to provide a greater range of courses and attract an estimated 2,000 additional students through the provision of 2,381 sq m of new educational space. It is anticipated that the additional students will include 16-18 years olds furthering their education, high level university students, and adults retraining in key industry skills, in collaboration with local businesses. The College is currently developing new courses in engineering, construction, digital and health science, and many other subjects. The lack of digital expertise and training in the local workforce represents a major challenge to engineering and advanced manufacturing companies in the area which are under pressure to continue to operate competitive and efficient processes. Burnley College has close links with employers and currently offers apprenticeships and business training via Themis at its existing campus. To address industry's need, in 2020 the College obtained funding through the Government's Fast Track Digital Workforce Fund to assist experienced manual workers to transition into digital programming roles in the engineering sector. The College's £12.5m expansion proposals will build on existing initiatives and links with business.
7. The existing site currently includes a grassed football pitch, a multi-use games area and an artificial pitch facility. The area is used for informal recreation purposes by local communities and for an annual five-a-side football tournament. Phase 1 of the College's proposals include the development of an Industry Hub building (including smart factories, classrooms, offices, and meeting rooms). In addition, Phase 1 will include the development of a five-a-side pitch, and a community multi-use games area and outdoor gym on land to the north of the development site. These recreational facilities will be retained and managed by the Council and will be always available for free public use. A well-used definitive footpath and greenway is located to the north of the site and this route will remain as a public right of way. It is proposed to provide a new section of footpath to link it to Clifton Street and to improve existing facilities in the area including Clifton Street play area, Smith Street gardens and existing steps to improve access from Clifton Street to the area of the recreation ground which is to be retained for informal amenity use. Phase 2 of the development will include the development of two further educational buildings along the riverbank and a new car park.
8. A group of local residents and Ward Councillors objected to the proposed sale and consultation events to inform them of the detailed proposals have been held by the College; questions and answers generated from the consultation exercises are attached in Appendix 2. The College revised its plans because of the concerns raised and offered to hold briefings with Ward Councillors and stakeholders on a regular basis. Objections that were received as a result of the planning application have been dealt with via the planning process. The Development Control Committee at its meeting on 24th January 2022 resolved to delegate approval to the Head of Housing & Development to approve the

application subject to conditions, including a requirement for the College to enter into a Section 106 Agreement to secure Playing Pitch Mitigation and a Travel Plan contribution. There is also a statutory requirement for local authorities to advertise the proposed disposal of public open space for two consecutive weeks by placing a public notice in the local press and considering any objections received. The required adverts were placed in the Burnley Express several weeks ago and the Council received no objections or comments in response to them.

FINANCIAL IMPLICATIONS AND BUDGET PROVISION

9. This paragraph contains information relating to the financial or business affairs of any particular person (including the authority holding that information), and is exempt under Paragraph 3 of Schedule 12a, Local Government Act 1972.

POLICY IMPLICATIONS

10. The proposal will contribute to strategic objectives PE1 'We will work with partners to make the Borough a place of aspiration, including supporting efforts to increase education attainment and skills development' and PR4 'We will implement the Local Plan'.

DETAILS OF CONSULTATION

11. Trinity and Daneshouse with Stoneyholme Ward Councillors and residents.

BACKGROUND PAPERS

12. None

FURTHER INFORMATION: Please contact Margaret Rutherford Ext: 7305

Appendix 1

Land at Holme Road



1:1250



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Appendix 2

Item	Question/Issue	Response
1.	Why can't the College be extended onto the vacant sites on the Vision Park (Site A fronting Princess Way)?	The Council cannot sell the vacant Site A to the College for it to develop its own scheme as the Council is already tied into a legal arrangement with Trebor to act as developer for that land. Phase 1 and the shared roads and car parks for Site A have already been constructed.
2.	How will the requirement for the College to provide the MUGA, fitness equipment and grass games area be guaranteed?	It will be a condition of planning consent and included as a condition in the sale of the land to be implemented within a fixed timescale. The MUGA, fitness area & pitch will be retained and maintained by the Council with open public access, free of charge 24/7
3.	How can the community be certain that the Council will not later decide to sell off any of the areas where the MUGA, fitness equipment and small grass pitch are developed?	The area that is being retained for the MUGA, fitness area and pitch is designated as protected open space in the local plan.
4.	The MUGA should be marked up for netball as well as basketball and the grass area to accommodate rounders well as football.	This comment has been noted and will be included in scheme.
5.	The steps down to the lower part of Stoneyholme Rec should be improved and the route and/or boundary of college site modified to allow this route to be maintained.	Steps will be repaired by the Council; the College will also move the "red line" boundary up to the tree line to ensure these steps go right through to the existing public footpath
6.	The slope down to College is popular for sledging and this should be able to continue.	Sledging can continue to the first tier and to the new boundary of the College site.
7.	The play area should be improved with existing equipment refurbished and a new zip line and picnic	Play area refurbishment will be included in Play Area Improvement Programme in consultation with local residents. The zip line that has been

	benches and mounds near play area levelled to create more useable space.	requested will be included in the scheme.
8.	Request to develop a new pump track.	The Council will develop a borough-wide strategy on the provision of small-wheeled sports areas and pump tracks, which will identify locations for any new developments. However, there is an existing pump track on Calder Park and so it is unlikely that a new track would be provided in the Clifton St area.
9.	The Community wishes to develop a community building on the Smith Street Community Garden site.	When Smith St Community Garden was developed mid 1990's a location for a modular community building was identified, but it was not developed because no funding was identified. We all need to work with the Council to understand what this will look like and develop this over the next couple of years, but the College will play its part - potentially a site cabin relocated when the development is complete?
10.	Stoneyholme Rec is valuable for biodiversity including barn owls and other raptors hunting across the site.	The College development retains many mature trees. Sloped grass areas will continue to be managed as meadow areas and the new wetland will increase biodiversity. The Council will develop a biodiversity plan (at same time as play area consultation with residents) for the Council retained recreation ground to improve meadow managed areas and manage woodland. The College will develop an ecology wildlife plan incl. tree retention, hunting habitat, grassland to show how key features are being retained.
11.	Residents are concerned about noise from early morning exercise classes.	The College will put actions in place to reduce this noise
12.	Residents are concerned about the view down the hill over the land.	College will produce a view to show what this will look like and demonstrate it will still look good; the new buildings will not overlook Clifton Street or the surrounding area.

