

**Burnley's Local Plan: Additional Sites Consultation****REPORT TO THE EXECUTIVE**

<b>DATE</b>	<b>19/08/2014</b>
<b>PORTFOLIO</b>	<b>Regeneration and Economic Development</b>
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**PURPOSE**

1. To seek Executive approval of the Burnley Local Plan: Additional Sites Consultation document (Appendix 1) to be published for public comment in accordance with The Town and Country Planning (Local Planning) (England) Regulations 2012.

**RECOMMENDATION**

2. That the Burnley Local Plan: Additional Sites Consultation document be approved for public consultation in August/September 2014.
3. That the Head of Regeneration and Planning Policy be authorised to make minor editorial changes to the Local Plan: Additional Sites Consultation document prior to its publication

**REASONS FOR RECOMMENDATION**

4. The Local Plan is one of the most important policy documents that the Council produces and is the key document in Burnley's Local Development Framework. It sets the overarching planning framework for the borough. The existing Local Plan was adopted in 2006 and it is important that work on the new Local Plan progresses quickly to ensure that the Borough has an up to date planning framework.
5. To ensure that any minor changes to the Burnley Local Plan Additional Sites Consultation document do not result in a delay to the start of the consultation period.

**SUMMARY OF KEY POINTS**Background

6. In February/March 2014 the Council published the Burnley Local Plan Issues and Options document. The Document identified potential sites for future housing, employment development and gypsy and traveller accommodation to meet the Borough's long term needs, and was subject to a 6 week period of consultation from 16<sup>th</sup> February to 31<sup>st</sup> March.

## Burnley Local Plan: Additional Sites Consultation

### Additional Housing and Employment Sites

7. In response to the Issues and Options Document, a number of landowners, developers and members of the community have put forward alternative sites for development. In order for the Council to properly consider these alternative sites before preparing its Preferred Option Local Plan, they are being made available for comment.
8. It is stressed that this consultation does not imply any indication as to the suitability of these sites for development or of any support for the development of these sites by the Council. The purpose of this consultation is to provide the public and organisations an opportunity to put forward their views on the possible development of these sites before the Council considers whether or not they should be identified within in its Preferred Option Local Plan.
9. Detailed work, including identifying development constraints and Sustainability Appraisal, has not been completed for these sites; this will be done prior to the preparation of the preferred options.

### Gypsy and Traveller Sites

10. The Council is required by the National Planning Policy Framework (NPPF) and the Housing Act 2004 to meet the accommodation needs of the population within their area. This includes the needs of the Gypsy and Traveller community and that of Travelling Show People. The Housing Act, 2004, placed a duty upon local authorities to produce assessments of current and future accommodation need for Gypsies and Travellers.
11. To assess the level of need within the Borough, the Council jointly commissioned a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) with Pendle Borough Council. This assessment identified that for the 5 year period 2012 – 2016 there was a residential pitch need of 22 pitches. Beyond this there was a need for a further 6 pitches (2017 – 2026), totalling 28 pitches 2012 – 2026. A pitch is described in the Council's GTAA as 'the place on a Gypsy and Traveller site accommodating a single family/household. In some cases a single pitch may account for the entire site. The number of caravans that a household uses can be a single unit (trailer, touring caravan, static, chalet, etc.) or more.'
12. To meet the identified need the Council is committed to allocating sustainable and affordable sites to meet the permanent residential needs of its Gypsy and Traveller Community and Travelling Show People through the Local Plan process.
13. The Issues and Options document consulted on earlier in the year included one site, at Spa Wood Farm; towards meeting part of the Borough's need and asked for suggestions for additional sites.

14. This consultation identifies a short list of sites that have been considered (but not favoured by the Council) at this stage. The purpose of this consultation is, as with the additional housing and employment sites, to provide the public and organisations an opportunity to put forward their views on the possible development of these sites before the Council considers whether or not they should be identified within in its Preferred Option Local Plan.

### The Next Steps

15. The Town & Country Planning (Local Planning) (England) Regulations 2012 set out the process to be followed in consulting on the Local Plan. This early stage of consultation is covered by Regulation 18. The Regulations set out the bodies that must be consulted, how and where the document should be made available and the period for comment. The period of consultation on the Additional Sites Consultation document will be 6 weeks and this is timetabled to run from 26th August – 7<sup>th</sup> October 2014
16. Comments received will then be analysed and taken into account in drawing up the Council's Preferred Option Local Plan. This is due to be published for consultation in February/March 2015 before a final plan is drawn up for publication and submission to the Secretary of State in 2016.
17. Prior to the Consultation Period a targeted distribution of leaflets will be undertaken to publicise the sites consultation and highlight that during the Consultation period the Planning Policy team will be holding a series of drop in sessions and public meetings within the wards or Parishes of the Borough where sites are proposed. At these events, residents and other stakeholders will be able to find out more about the sites proposed and how they fit into the Local Plan preparation process.

## **FINANCIAL IMPLICATIONS AND BUDGET PROVISION**

18. The Local Plan is a statutory planning document that will form part of the Council's Local Development Framework. The cost of preparing, adopting and publishing the Local Plan will be met from within existing budgets and use existing staff resources.

## **POLICY IMPLICATIONS**

19. The adopted Local Plan will become part of Burnley's Local Development Framework, setting out the planning framework for the borough. It will help guide investment, give certainty about the future use of land and form the basis for determining planning applications.

## **DETAILS OF CONSULTATION**

20. Mike Cook Director of Economic Regeneration  
Kate Ingram Head of Regeneration and Planning Policy

**BACKGROUND PAPERS**

21. None.

**FURTHER INFORMATION**

**PLEASE CONTACT:**

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**ALSO:**