

Burnley Wood and Healey Wood Area Action Plan - Preferred Options Report

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1 Executive Summary

1.1 The Preferred Option Burnley Wood and Healey Wood Area Action Plan is a comprehensive spatial planning policy document for the Burnley Wood and Healey Wood neighbourhoods. Its purpose is to ensure that development in the area addresses local, borough wide and regional needs and the Burnley Action Partnership's Sustainable Community Strategy "Burnley's Future" strategic priorities.

1.2 The Burnley Wood and Healey Wood Area Action Plan:

- Identifies opportunities to deliver development, growth and regeneration
- Identifies funding to ensure public sector and private sector resources benefit the local area
- Guides future housing and economic development and regeneration programmes
- Identifies short, medium and long term proposals required to manage regeneration and development in the area.

1.3 The main outcomes which the Area Action Plan aims to achieve are indicated below:

1. All development in Burnley Wood and Healey Wood must address the Vision and objectives identified in the Area Action Plan.

2. High standards of sustainable design will be required for all development.

3. Development will be required to achieve either Level 3 of the Code for Sustainable Homes or BREEAM (Building Research Establishment Environmental Assessment Method) Very Good.

4. New housing sites are identified to provide over 400 new homes. A toolkit of measures has been identified in order to support existing housing that suffers from long-standing environmental and social problems.

5. Affordable housing will be provided on developments of 15 or more houses and will be integrated within the overall development.

6. All existing employment land will be protected and sites proposed for additional employment land identified to attract valuable local employment.

7. The local centre and community services, including the neighbourhood park, will be protected and enhanced.

8. Sustainable and inclusive transport policies for the area seek to maximise the use of sustainable modes of transport and support a shift towards public transport, walking and cycling focused journeys.

1.4 The Burnley Wood and Healey Wood Area Action Plan has been structured into four parts as follows:

THE CONTEXT AND VISION (Part One)

Introduction, Spatial Portrait, Vision And Objectives

1.5 The spatial portrait, vision and series of objectives for the area are set out in Part 1. The spatial portrait of Burnley Wood and Healey Wood indicates some of the issues that are facing the area and that the Area Action Plan will need to address.

1.6 During the preparation of the AAP, a Vision for the area was developed. In order to achieve this Vision, and in order to respond to the current issues that have been defined in the spatial portrait, 14 objectives have been defined.

Vision for Burnley Wood And Healey Wood

1.7 *Burnley Wood and Healey Wood are strong residential neighbourhoods, supported by successful local employers providing local jobs, local shops providing a distinctive retail offer and community facilities providing vital local services. The new neighbourhood park has matured into a well-used and established community facility.*

1.8 *Gateway links to the town centre are enhanced to maximise opportunities for local residents and make the most of the area's location. The area's heritage and proximity to Towneley Park, the Weaver's Triangle and Leeds - Liverpool Canal is valued and enhanced by new development.*

Development Of The Area Action Plan So Far

1.9 A planning framework for Burnley Wood and Healey Wood has been under preparation since 2003. This section outlines the work that has been undertaken so far up to the Issues and Options Consultation that took place in the summer of 2006. The final part of this section is an Options Appraisal which appraises all the options put forward by the Borough Council and stakeholders against 8 different criteria, including the sustainability appraisal, fit with strategic planning policies, community plans and other plans and programmes, stakeholder support, value for money and the heritage appraisal for the area.

PREFERRED OPTION POLICIES AND PROPOSALS (Part Two)

Part 2: The Preferred Option Policies and Proposals provide indicative policies and proposals which are subject to change following consultation .

Population, Housing And Local Neighbourhoods

1.10 The policies included in this chapter identify sites for over 400 new homes and require developers to provide a mix of houses, including an element of affordable housing. This chapter also identifies two areas to be covered by 'targeted area initiatives' which will address long term environmental and social problems.

Economy And Work

1.11 The local economy is important to the future of the neighbourhood and therefore so is the provision of employment land. The economic policy included in this chapter identifies 5.2 ha of land for new employment development

The Environment And Sustainable Development

1.12 The policies included in this chapter aim to protect and enhance the neighbourhoods built and natural environment. Within the built environment, developers are required to respect the historic character of the area and ensure that new development provides the highest standards of design and construction. Policies are also included which promote the improvement of identified existing housing and employment areas. Natural environment policies are included to protect existing open spaces and wildlife corridors and to ensure that development takes account of the likely changes to the natural environment brought about by climate change, in particular, the risk of flooding.

Community Services

1.13 The Burnley Wood and Healey Wood AAP seeks to improve the vitality and viability, environmental quality and accessibility of the Burnley Wood Local Centre by permitting new retail and service use development, promoting the re-use of vacant units and upper floors and encouraging environmental improvements, particularly at the gateway to the neighbourhood.

1.14 Burnley Wood Neighbourhood Park will be retained and, where possible, enhanced for its recreation and/or amenity value.

Sustainable And Inclusive Transport

1.15 The central theme of the Sustainable and Inclusive Transport chapter is to provide greater opportunities for public transport, pedestrians and cyclists in the neighbourhood.

1.16 Key policy improvements proposed for Burnley Wood and Healey Wood include:

- New and improved cycle links
- Development will include provision for cycling facilities
- Attractive, direct and safe walking routes

- Promotion of cycling and walking within the neighbourhood and beyond
- High quality public transport

Implementation

1.17 There is a need for public sector and private sector funding for the development proposals identified in this Area Action Plan. The Area Action Plan sets out the planning framework to give certainty to investors about the types of proposals that would be permitted and when they are considered likely to come forward.

Options Not Being Taken Forward

1.18 A number of options have been considered which are not being taken forward. These options include both those put forward by the Borough Council for consideration at Issues and Options Stage and those put forward by consultees in response to the Issues and Options. The Options not being taken forward are listed, together with the reasons why they are not being progressed.

DELIVERY OF THE PREFERRED OPTION (Part Three)

1.19 This part of the Area Action Plan presents the key proposals that seek to ensure that over the next 15 years the vision for the area is achieved. It details the phasing of the proposals, how the proposals will be funded and delivered, and by whom, and how the implementation of the plan's policies and proposals will be monitored.

NEXT STEPS (Part Four)

1.20 This section outlines what happens to the Area Action Plan now that it has reached the Preferred Options stage of its preparation. It details the consultation arrangements that the Council has put in place to ensure that as many people as possible are able to see and comment on the plan and the role of the sustainability appraisal in ensuring that the environmental and socio-economic impacts of the policies and proposals of the plan are taken into account. It also sets out how people can comment on the preferred option policies and proposals, what will happen to the comments people make and their influence on the next stage of the plan's preparation when it is submitted to the Secretary of State for approval.

2 Part 1: The Context and Vision

Introduction

2.1 In 2003, the Council decided to prepare Neighbourhood Action Plans for three areas of the borough in order to guide housing market renewal. One of these areas was Burnley Wood and public consultation on three options for the area was undertaken in the summer of 2003. In September 2003, the Council adopted a preferred option Neighbourhood Action Plan as the basis for further work and to support the Council's bid for Elevate resources.

2.2 Further work was undertaken to supplement the Neighbourhood Action Plan during 2004/5 when consultants, Taylor Young, prepared a Masterplan for the area. During the preparation of this, the scope of the area was broadened to include Healey Wood.

2.3 Before any of the Council's plans could be adopted as statutory planning documents, the Planning and Compulsory Purchase Act 2004 introduced changes to the plan-making system. The Council's statutory planning framework, the Local Plan, would be replaced by a portfolio of documents called the Local Development Framework. This portfolio of documents sets out how the Council proposes to achieve its vision up to 2021.

2.4 This meant that, although a lot of work had been undertaken on drawing up and consulting on options for a number of years, the whole basis on which the plan was being drawn up had to be reconsidered in order to meet the requirements of the new plan preparation process. In order to meet the new guidelines that had been drawn up, consultation on a plan for Burnley Wood and Healey Wood started afresh.

2.5 This Preferred Option Area Action Plan has been drawn up following extensive consultation on an evidence base that was developed through 2004/6 and issues and options identified in 2006/7. Public consultation on issues and options took place during July and August 2006 and has been an ongoing process for almost a year. The issues and options themselves were derived from earlier consultation during the preparation of the Neighbourhood Action Plan in 2003 and the Masterplan in 2004/5.

The Local Development Framework

2.6 The documents that make up the Local Development Framework will form the statutory planning framework for the borough. They include the Core Strategy which sets out strategic objectives and policies for the whole of the Burnley area and Area Action Plans that are developed at the neighbourhood level.

2.7 The way in which these plans should be prepared is set down in Government guidance (Planning Policy Statement 12: Local Development Frameworks).

2.8 Area Action Plans are plans for areas of major change or areas of conservation and a key feature of them is that they need to focus on implementation. They should:

- deliver planned growth areas
- stimulate regeneration
- protect areas that would be sensitive to change
- focus on the delivery of area-based regeneration initiatives

2.9 In areas of change, Area Action Plans should identify the distribution of uses and their inter-relationships, including site specific allocations, and set the timetable for implementing proposals. In areas of conservation, they should set out policies and proposals for action to preserve or enhance the area, including defining areas where specific conservation measures are proposed and areas which will be subject to specific controls over development.

Why the AAP is needed

2.10 Burnley Wood and Healey Wood is an area that could see significant change through the Housing Market Renewal (HMR) programme (Elevate East Lancashire). The HMR Pathfinder, introduced in 2003 by the Government's Sustainable Communities Plan, seeks to bring new life to those neighbourhoods in East Lancashire that suffer from housing market decline and other facets of deprivation.

2.11 In order to provide the spatial planning framework for re-creating sustainable communities in Burnley Wood and Healey Wood, the Council is producing an Area Action Plan for the area as one of its first Development Plan Documents under the new planning system. This will guide private and public sector investment in the Burnley Wood and Healey Wood area and form the basis for determining planning applications and the use of compulsory purchase powers. It will identify areas to be developed for different uses and their inter-relationship, and set out a timetable for the implementation of proposals.

Community Involvement and Sustainability Appraisal

2.12 The Council has involved local people and others with an interest in the area at various stages in the preparation of this AAP. This has helped to inform the contents of the Preferred Option Area Action Plan which we are now publishing for consultation. The Preferred Option AAP sets out the policies and proposals for the area along with details of the alternatives that have been considered but not taken forward.

2.13 The Area Action Plan must be prepared with a view to contributing to the achievement of sustainable development. It must also comply with a European Directive which requires a formal environmental assessment of all plans that are likely to have significant effects on the environment (EU Directive 2001/42/EC). Consequently, the Preferred Option Area Action Plan is accompanied by a Sustainability Appraisal, which considers the wider environmental, social and economic impacts of its policies and proposals. This is available as a separate document.

2.14 Sustainability Appraisals incorporate the requirements of the EU Strategic Environmental Assessment Directive. Their purpose is to appraise the social, environmental and economic effects of the policies and proposals in a Local Development Document from the outset of their preparation. They should help guide decisions made at every stage of the plan making process. The potential direct, indirect and cumulative impacts of different policy options should be identified and appraised in order to inform decisions about which options should be promoted.

Process for AAP production

2.15 Consultation on this Preferred Option Area Action Plan will take place for six weeks between 19th February and 31st March 2008. The outcome of this will help to inform the final plan that will be submitted to the Secretary of State for approval. This will be the Submission Area Action Plan.

2.16 If there are outstanding objections to the Submission AAP, they may be considered by an independent planning inspector at a public examination. This inspector will then produce a report outlining any changes that the Council must make to the Area Action Plan before it is finally adopted.

The Context and Spatial Strategy

2.17 The Burnley Wood and Healey Wood area comprises two distinct residential neighbourhoods and three employment areas, and it lies about a mile to the south east of Burnley town centre. Local shops and services, such as the health centre and chemist, are clustered around the Parliament Street through route which runs east to west through the area.

2.18 Burnley Wood and Healey Wood are close to the town centre, with good access to the strategic road network, and a number of existing and potential development sites. These advantages provide significant regeneration opportunities, that will help to achieve the vision set out in the Sustainable Community Strategy:

"to achieve a Burnley we can all be proud of. A Burnley that will become a place with a diverse and united community, a modern economy, a healthy, safe and clean environment and quality services which work together for the good of the public."

2.19 The Area Action Plan has an important part to play in directing this regeneration in a way that is both sustainable and deliverable.

Spatial Portrait of Burnley Wood and Healey Wood

2.20 The Burnley Wood and Healey Wood neighbourhoods are situated to the south east of Burnley Town Centre. They cover an area of 65.09 hectares and are predominantly residential. Employment uses are concentrated along Plumbe Street, within Healey Wood Industrial estate and at the eastern end of Parliament Street.

2.21 Burnley Wood and Healey Wood has a strong local identity characterised by its historic terraced housing core. It contains a number of historic buildings and retains a grid-iron street pattern dating back to the late 1800s. Adjoining the historic core are more modern day facilities. Significant buildings include St Stephens Church, Healey Royd Mill, Gospel Hall and Healey Wood School, together with more modern examples such as the Sure Start building on Brunswick Street.

2.22 Part of the area is within the Burnley Wood Conservation Area and a number of the buildings are statutorily or locally listed. The Leeds - Liverpool Canal runs to the west of the area and is a significant recreational and visual resource. The River Calder flows through the north eastern part of the area, but at this point it is culverted. The area surrounding the river is in Flood Zones 2 and 3 and therefore at risk from flooding. Development in this area is therefore restricted.

2.23 The area had a resident population of 5126 in 2001 and the age profile of the population of the area was very similar to that of the country as a whole. There were slightly more people of working age, with an associated slighter higher proportion of children aged 5-15. There was a significantly higher proportion of the population with a limiting long-term illness and most of the area falls within the top 5% of the most deprived Census Super Output Areas (SOAs) in terms of health and disability.

2.24 Terraced houses provide the main type of accommodation accounting for 77% of the area's total housing stock. Almost 78% of the housing stock in the area was built before 1919. Owner occupation dominates while other tenures between them make up the remaining 30 – 40%. However, the number of households that rent is 110% higher than that for Burnley. The total proportion renting within the social sector is 17.6%. There are strong concentrations of privately rented housing to the north of the area, within the central area of terraced housing and within the centre of Healey Wood. The most significant pockets of owner occupation are at the eastern edge and at the south of the area

2.25 4.8% of residents aged 16-74 were unemployed at the time of the 2001 Census. Although levels of unemployment are relatively low, economic activity levels and benefit claimants highlight a community with low wage levels and low levels of participation in the labour market. In 2001, almost 37% of 16 – 59 year olds in the area were economically

inactive and this is reflected in high levels of dependency on state benefits. A significant proportion of unemployment is long-term (33.5%) and there is a noticeable youth unemployment problem with 30.1% of those unemployed aged 16 – 24, compared to a national average of 26%. The 2001 Census shows that there are fewer people living in Burnley Wood working in managerial and senior official roles than in the Borough as a whole (7% compared with 12%). This may be a reflection of the high proportion of the population with no qualifications.

2.26 Burnley Wood is connected to the strategic road network by Yorkshire Street to the north and Manchester Road to the west. The highway network within Burnley Wood consists of a grid formation of parallel routes that reflect the dense layout of terraced property. Physical traffic calming measures have been implemented to restrict direct access through the neighbourhood and assist in reducing vehicle speed and rat - running.

2.27 Within the area, the two key routes of Parliament Street and Todmorden Road dominate the road network. Local street networks comprise one distinct type – the grid iron. The grid iron network creates a fine grained pattern that connects the neighbourhood to the surrounding areas. It provides a choice of routes that are easily apparent even for those unfamiliar with the neighbourhood. The limited provision of through routes means that vehicle movements are concentrated on the small number of streets that are available. Consequently, Parliament Street and Todmorden Road suffer from significant traffic problems.

2.28 An hourly bus service links Burnley Wood with the town centre, via Plumbe Street, Branch Road and Huffling Lane, and is, therefore, relatively accessible to the majority of residents. However, the service is curtailed in the evening. Healey Wood has an hourly service to the town centre and is close to the route of the X43 express bus service which runs between Manchester and Nelson

2.29 There are a number of shops and other services along Parliament Street, including a Post Office, local food shops, a chemist and an award winning fish and chip shop. This centre suffers from a lack of off-street parking. A number of shops also remain on Oxford Road. However, these blocks are now in a poor condition. There is one shop in Healey Wood, on Laithe Street.

2.30 Burnley Wood contains several areas of open space of varying quality. These are the new neighbourhood park, Parkinson Street recreation area and community building and Richard Street children's play area. The area adjoins Towneley Park which is an Historic Park. Healey Wood has open green spaces on three sides, with excellent countryside within a short distance. The green spaces can be divided into four distinct areas: to the west are allotments, to the south are the Door Step Green and Healey Heights and to the east is Healey Delph and community allotments. All of these areas have received some funding and the residents' association, in conjunction with Groundwork, has made substantial improvements to these areas.

2.31 Local schools within the area are Towneley High School, St Stephen's Church of England Primary School and Springfield Community Primary School. Towneley High School offers a range of facilities and will be replaced by a new school on a site closer to Towneley Hall under the 'Building Schools for the Future' programme. The Community Alliance has recently taken over Healey Wood School as a community resource.

Issues

2.32 The Spatial Portrait of Burnley Wood and Healey Wood indicates some of the issues that are facing the area and that the Area Action Plan will need to address. In the main, they relate to the over provision of 2 bed terraced houses, the poor housing and environmental conditions that have existed in parts of this area for many years and the spread of this decline in more recent years. These physical conditions are inextricably linked to social issues related to low levels of participation in the labour market such as high economic inactivity levels and dependency on state benefits and low skills and wage levels.

2.33 Issues derived from a series of consultation events in 2003 and the Masterplan development in 2005 were the subject of further consultation in July / August 2006. There was general consensus about these, with further issues, mainly relating to anti - social behaviour caused by badly managed privately rented properties.

2.34 Key issues for the Area Action Plan to address are:

- those within the existing housing stock related to poorly managed, vacant and poor condition properties which may be tackled through housing redevelopment and environmental improvements, investment and re-use.
- assembling redevelopment sites for new housing which provide a mix of house type, size and tenure in order to meet the needs of existing residents and to attract new residents into the area whilst respecting the area's special character.
- providing support for existing residents throughout the process of change by providing sensitive counselling and advice, a range of affordable options and by phasing redevelopment in order that individuals and communities have the option to relocate in their area of choice.
- improving the area's image and reputation and poor environmental conditions including anti-social behaviour, littering and fly tipping.
- tackling the low levels of participation in the labour market by addressing the high economic inactivity levels and low skills and wage levels.
- supporting existing employers and providing sites for new businesses.
- protecting and enhancing the area's play areas, parks and open space.
- making the most of existing walking and cycling routes with the neighbourhood to break down the barriers between the area and the town centre and the Weavers Triangle.

2.35 The responses to the consultation on issues and options that was undertaken in the summer of 2006 are set out in a separate Consultation Response document that is available as a hard copy or on-line. This also sets out how the Council responded to the comments made and how they have affected the Preferred Option.

Vision

2.36 A Vision for Burnley Wood and Healey Wood was developed during the preparation of the Area Action Plan. This Vision was:

2.37 *'The Vision for Burnley Wood is for a desirable residential neighbourhood, with a strong community spirit, good local services and excellent access to the town centre and other centres of employment. The local heritage will be valued and enhanced and new, high quality housing will complement the area's historic character. Residents will have a sense of pride in their neighbourhood and visitors will feel safe and welcome'.*

2.38 It was this Vision that was included in the Issues and Options documents that were the subject of public consultation in July/August 2006.

2.39 Although consultation responses were generally supportive of this Vision, Government Office North West expressed concerns that the Vision was too general and did not reflect the place that is, and will be, Burnley Wood and Healey Wood.

2.40 Further consideration was given to the Vision, including with a number of stakeholders, and the following Vision setting out the aspiration for the area was derived:

'Burnley Wood and Healey Wood are strong residential neighbourhoods, supported by successful local employers providing local jobs, local shops providing a distinctive retail offer and community facilities providing vital local services. The new neighbourhood park has matured into a well-used and established community facility

Gateway links to the Town Centre are enhanced to maximise opportunities for local residents and make the most of the area's location. The area's heritage and the proximity to Towneley Hall, the Weaver's Triangle and the Leeds Liverpool Canal is valued and enhanced through new development'.

Objectives

2.41 In order to achieve this Vision, and in order to respond to the current issues that have been identified, objectives have been defined. These provide specific direction to guide the spatial strategy that will underpin the Area Action Plan.

1. To complement, and be complementary to, regeneration activity in the wider area.

2.42 It is important that the regeneration of Burnley Wood and Healey Wood does not have an adverse impact on the regeneration of other areas. This means, for example, that proposals to increase its attractiveness as a service centre should reflect its current size and status. In terms of housing market renewal and new housing proposals, there is a need to ensure that what is proposed in Burnley Wood and Healey Wood, does not undermine efforts to strengthen the housing market elsewhere in the borough by, for example, encouraging significant new housing development in the area.

2. To revitalise the housing market

2.43 This is a key priority for Burnley's Housing Strategy 2006 - 2009. Burnley Wood and Healey Wood fall within an area covered by the Housing Market Renewal Pathfinder - Elevate. The aim of this programme is to regenerate neighbourhoods that are suffering from low housing demand, negative equity and housing market collapse. Activities may include a whole range of measures to improve the condition of properties and neighbourhoods and to tackle issues such as crime and anti-social behaviour.

3. To encourage a well-integrated mix of decent homes of different types and tenures to support a wide range of households that will help to create a buoyant housing market

2.44 National planning policy (PPS3) indicates that plans should help deliver a mix of housing to support a wide variety of households in all areas and to improve choice. Creating a wider and more balanced range of housing is a key aim of 'Burnley's Future', the community strategy. Increasing the choice of housing, especially in areas such as Burnley Wood and Healey Wood, which have a significant number of small Victorian terraced houses, is a vital part of the strategy to restructure the borough's housing market.

4. To create a safe, secure, welcoming and healthy local environment for all

2.45 The treatment of that part of the environment to which the public have free access - the public realm - is key to achieving this objective. Areas that are unobserved, poorly lit, neglected or dominated by the car can feel threatening and affect the public perception of an area. Good design can help to create places that encourage positive social interaction and which feel welcoming and safe.

5. To develop sustainable neighbourhoods that will support basic amenities and services

2.46 In order to support the Government's Sustainable Communities agenda, by helping to sustain local amenities and services.

6. To ensure the development and re-use of buildings that can meet different needs over time, and that minimise the use of resources

2.47 This will be key to trying to ensure that development is more sustainable. Sustainable development is the core principle underpinning planning. At its heart is the need to ensure a better quality of life for everyone, now and for future generations. The principles of sustainable development have been incorporated in the Government's vision for sustainable communities, set out in 'Sustainable Communities - Building for the Future'.

7. To secure development that meets the principles of good urban design and that helps to create a sense of place whilst protecting and enhancing the historic heritage and character of Burnley Wood and Healey Wood

2.48 Good design should enhance and protect local distinctiveness. The Burnley Wood and Healey Wood Heritage Appraisals provide an assessment of the elements that give the area its distinctive character and identifies opportunities to retain or enhance this local character.

8. To promote good public transport and other transport infrastructure to improve links to Burnley town centre and other employment opportunities.

2.49 Burnley Wood and Healey Wood lie directly south east of the town centre but physical barriers impact on accessibility for pedestrians and cyclists. In order to achieve more sustainable travel patterns and to create more socially inclusive communities, there needs to be better public and community transport links between neighbourhoods and services, job opportunities, etc.

9. To foster economic growth within a more diverse and modern local economy and improve access to employment opportunities

2.50 The Regional Spatial Strategy provides the regional context for employment growth. This is reflected in the 'saved' Local Plan. The Sustainable Community Strategy indicates that by 2017, the local economy will have seen an increase in the number of skilled knowledge-based jobs available for local people, in both manufacturing and services. At the same time, local training opportunities will also have created new career pathways for local people to improve their earning capacity.

10. To encourage the provision of a choice of local shops and services within easy reach of communities

2.51 Local shops and services play an important role in meeting local needs and reducing the need to travel and are a vital element in the creation of sustainable communities.

11. To promote healthy lifestyles through the development of opportunities for leisure, recreation and sport

2.52 The Area Action Plan can support the Sustainable Community Plan's priority of improving health by improving access to high quality parks and other green spaces and recreation facilities and by locating homes, jobs and services where they will encourage journeys by walking and cycling.

12. To exploit the regeneration and recreation potential of the Leeds-Liverpool Canal

2.53 The Leeds-Liverpool Canal flows through the area, linking it with Thompson Park and Daneshouse to the north and the Weavers Triangle to the west.

13. To protect and enhance the natural environment, biodiversity and habitats

2.54 The River Calder, the Leeds-Liverpool Canal and the railway are all important wildlife corridors running through the area and there is significant scope to maintain and enhance these biodiversity assets. This can help to deliver Lancashire's Biodiversity Action Plan.

14. To promote a diverse, vibrant and creative local culture encouraging pride and community cohesion and to seek community involvement in planning the future of neighbourhoods and in their management

2.55 It is an aim of the Community Plan that a programme of creative and cultural activity should be developed in line with the Cultural Strategy. Meaningful community participation is an important aspect of this. There should be a partnership approach to community engagement, including the involvement of people in the regeneration and improvement of their neighbourhoods through the Area Action Plan.

Relationship with other Plans and Programmes

2.56 The Area Action Plan for Burnley Wood and Healey Wood is not being prepared in a vacuum. It has been drawn up in the context of other plans and programmes and it provides a spatial dimension for other plans and strategies. The following paragraphs set these out, dealing firstly with the national context, then the regional and sub-regional and finally, with local plans and strategies.

National

2.57 The Area Action Plan for Burnley Wood and Healey Wood has been prepared in the context of national planning guidance as set out in Government Planning Policy Statements and Guidance (PPSs and PPGs).

2.58 ‘**The Communities Plan: Sustainable Communities: Building for the Future**’ was produced by the Office of the Deputy Prime Minister in 2003. It is a national, long-term programme of action to deliver sustainable communities by, for example, tackling issues of low housing demand and improving the quality of public spaces. It aims to focus the activities of all levels of Government and other key stakeholders to bring about development that meets economic, social and environmental needs, now and in the future.

2.59 In the North West, the Plan highlights the mismatch between housing supply and housing demand as one of the key issues with some areas suffering from housing in poor condition, low demand and housing market failure. It identifies four Housing Market Renewal Pathfinder areas where resources are to be focused on restructuring the urban fabric and creating sustainable living and working environments. One of the Pathfinder areas in the north west is East Lancashire - Elevate.

2.60 Building on the Communities Plan, the development agencies for the North East, Yorkshire and the Humber and the North West have published an economic growth strategy for the north of England - ‘**The Northern Way Growth Strategy**’. It aims to exploit the north of England’s particular strengths, such as its outstanding countryside and its unique heritage. Creating sustainable communities is one of the key elements in this strategy. The Northern Way Growth Strategy sets out how the north can unlock the potential for faster economic growth and bridge the £29 billion output gap with the southern part of the UK. As success will depend on whether the north is seen as a desirable place in which to live and invest, a more responsive housing market is viewed as an essential component of this Growth Strategy. Each of the City Regions in the Northern Way area has produced a development programme. Burnley Wood and Healey Wood is located in the Central Lancashire City Region.

Regional

2.61 The Area Action Plan must be in general conformity with the **Regional Spatial Strategy for the North West** which was issued by the Secretary of State in March 2003 (formerly called Regional Planning Guidance). Its overriding aim is to promote sustainable patterns of spatial development and physical change.

2.62 East Lancashire is defined as a Regeneration Priority Area within which there is seen to be a need for development and redevelopment to ensure physical enhancement, regeneration and gradual restructuring. A wide range of complementary services should be encouraged in order to meet the needs of residents with an emphasis on enhancing the area’s overall attractiveness and quality of life (Policy SD3).

2.63 The importance of protecting and enhancing the built heritage is stressed (Policy ER3) along with the opportunity afforded by the quality and distinctiveness of traditional buildings to promote conservation - led regeneration. In particular, RSS indicates that strategies should exploit the regeneration potential of the Pennine mill town heritage that exists in East Lancashire. (Policy ER4)

2.64 The Regional Spatial Strategy is currently being updated to cover the period up to 2021 and it is anticipated that the Secretary of State will publish the final North West Plan in early 2008.

2.65 The strategic housing issues facing the region, including that of low demand in East Lancashire, are set out in the **Regional Housing Strategy** (2005). This highlights the need to address the housing market imbalance caused by the wrong number or the wrong types of housing being available to meet the needs and aspirations of current and future communities.

2.66 The **Regional Economic Strategy** (2006 – 2009) provides a regional framework for economic development, skills and regeneration in order to ensure that activity in the region is clearly focused. Creating the conditions for sustainable growth by investing in the region's environment and infrastructure and by improving the quality of life is a priority. This includes setting housing market renewal in strong economic context.

Sub Regional

2.67 The **Joint Lancashire Structure Plan** 2001 – 2016 was adopted in March 2005. This seeks to direct development on to previously developed sites within the urban area. The policies in this plan will be 'saved' for a period of three years unless the revisions to the Regional Spatial Strategy are published.

2.68 The **Local Transport Plan for Lancashire (LTP)** 2006 – 2010 sets out policies and proposals to deliver transport improvements in the county. Good accessibility is a key aim of the Plan as it makes a vital contribution towards the creation of sustainable communities. Its priorities for Burnley are improving public safety, pedestrian accessibility, public transport services and access to local employment uses. These were, in part, informed by early work on the Area Action Plans.

2.69 '**Ambition Lancashire**' is the Community Strategy for Lancashire. Its vision is that, by 2025, Lancashire will be an area of outstanding opportunity, combining a world class economy with a breathtaking environment and exceptional communities. Lancashire's towns, cities and rural areas will maintain their separate identities but their inter-dependence will be strengthened through strong economic, social and environmental connections. The Burnley Wood and Healey Wood Area Action Plan has been prepared in the broad sub-regional context provided by 'Ambition Lancashire'.

2.70 The economic focus for the sub-region is set out in the **Central Lancashire City Region Development Programme - the City with Room to Breathe**. This provides the strategic focus for driving up productivity in the City Region in line with the Northern Way Growth Strategy. An important part of its strategy is to support economic development through the transformation of the housing market.

2.71 The Development Programme emphasises the opportunities afforded by the City Region's compact urban settlements which allow a high level of interaction between the countryside and towns.

2.72 It is therefore important that the strategy of the Area Action Plan for Burnley Wood and Healey Wood builds on its role as a predominantly residential neighbourhood close to the town centre, and helps to deliver other aspects of the above strategies and programmes. The Plan should be based on the need to strengthen the local housing market whilst at the same time conserving its critical assets such as its built heritage. Solutions to housing renewal should be tailored to local circumstances, and should involve the local community in deciding the best approach. The towns of Lancashire possess a varied and distinctive character and new development should respect this historic character in order to maintain local distinctiveness. It is for this reason that the Heritage Appraisals of Burnley Wood and Healey Wood will inform the Area Action Plan.

2.73 Burnley Wood and Healey Wood is identified as an area within which a housing market intervention may be required under the Government's housing market renewal pathfinder initiative. **Elevate East Lancashire** is charged with tackling the problem of low demand housing and housing market collapse in East Lancashire. A major part of this programme is to focus on improving the quality and variety of housing stock but it is recognised that sustainable neighbourhoods and a healthy housing market cannot be achieved through housing renewal alone. In order to make East Lancashire a place where people choose to live, work, visit and relax, there needs to be a focus on improving economic prosperity, the environment, community safety, social cohesion, educational attainment and health as well.

Local

2.74 **The Sustainable Community Strategy, 'Burnley's Future'**, provides a strategic framework for the Borough, setting out the Local Strategic Partnership's priorities up to 2017. The Area Action Plan must have regard to this as it can help deal with some of the issues that are important to the local community and set the spatial framework for proposals to address these issues. 'Burnley's Future' identifies 3 priorities:

- *Prosperity* - securing the Borough's economic future;
- *Places* - making sure the whole Borough is clean, green and safe; and
- *People* - creating opportunities and sustaining ambition

2.75 For each of these, three - year delivery pledges and ten - year transformational projects are identified.

Prosperity

2.76 This is to be achieved through promoting entrepreneurship, supporting advanced manufacturing, equipping the borough's workers with the right skills, improving its image and retail environments and improving connectivity.

Places

2.77 The strategy is to continue to develop the housing market renewal programme to restructure the housing market but at the same time focus efforts on transforming those areas most affected by anti-social behaviour, drug abuse and environmental crimes, such as fly tipping. The Area Action Plan can help to implement this in a sustainable and coordinated way.

People

2.78 In supporting local people, the Partnership aims to increase the number of people involved in transforming their neighbourhoods. This can be done at a very early stage in the planning process through the development of the Area Action Plan.

2.79 At the local level, the Area Action Plan must fit with the borough-wide policies contained in the **Burnley Local Plan** which have been 'saved' until April 2009 but will eventually be replaced by the new Core Strategy.

The Council itself has produced a number of strategies that need to be taken into account. The Area Action Plan has an important role to play in implementing the

Housing Strategy 2006 - 2009.

This identifies three key housing priorities:

1. Regenerate neighbourhoods and revitalise the housing market;
2. Enable a range of affordable housing options to meet need; and
3. Promote independence and support for vulnerable people.

2.80 It indicates that the rejuvenation of the housing market needs to be addressed in the wider context of neighbourhood renewal and the economic and social regeneration of the borough. This in turn is tied into the wider strategic consideration of East Lancashire. Work undertaken by consultants, Livesey - Wilson and Elevate ('Dreaming of Pennine Lancashire' - June 2005) looked at ways of changing the image of East Lancashire and set housing market renewal in a 'transformational agenda' that included improving infrastructure, skills, education and health, diversifying the economy and celebrating the character and heritage of the area.

2.81 The Greenspace Strategy has developed local standards for open space provision that will inform the content of this Area Action Plan. It identifies those parts of the borough where there are deficiencies and surpluses of green space and provides a framework for future decisions in terms of green space provision. The Burnley Wood and Healey Wood Area is generally well served with green space as it borders a Historic Park, Towneley Park, and includes the borough's newest neighbourhood park. The provision of green space in terms of quantity, quality and type will need to be monitored if and when redevelopment takes place.

2.82 Other strategies relevant to the preparation of this Area Action Plan are:

- Economic Development Strategy
- Neighbourhood Renewal Strategy
- Tourism Strategy 2006 - 2016
- Cultural Strategy 2003 - 2008
- Arts Strategy 2005
- Sport and Physical Activity Strategy for Burnley
- Burnley Crime and Disorder Reduction Strategy 2005 - 2008

2.83 along with the emerging Housing Market Assessment and Wildlife and Habitat Survey.

2.84 As the AAP is a spatial plan, it will also need to take account of the aspirations and plans of the health trusts, the police, fire and ambulance services and those of other service providers such as Lancashire County Council and the Post Office.

Interrelationship with other Development Plan Documents

2.85 The Burnley Wood and Healey Wood Area Action Plan is one of five Area Action Plans that are being prepared concurrently. All are set in the context of the Regional Spatial Strategy, the Joint Lancashire Structure Plan and the 'saved' policies of the Burnley Local Plan which currently form the statutory Development Plan for the borough. The 'saved' Local Plan will eventually be replaced by the Local Development Framework, including a Core Strategy, which will set out the strategic spatial framework for the borough.

2.86 The Area Action Plan itself will also form part of the Local Development Framework. It is being prepared in advance of the Core Strategy because there is an urgent need to guide the development and regeneration activity that is already under way as part of the housing market renewal initiative.

2.87 Although the Regional Spatial Strategy is a spatial plan, the Burnley Local Plan is essentially a land use plan. It has therefore been necessary to set the AAP not only in the context of the Regional Spatial Strategy, Structure Plan and the Local Plan, but also with regard to the spatial dimension provided by other strategies and plans that are not Development Plan Documents e.g. Burnley's Sustainable Community Strategy, 'Burnley's Future' and the community strategy for Lancashire, 'Ambition Lancashire'.

2.88 The Area Action Plan must conform to the Regional Spatial Strategy and will also have to be in conformity with the Core Strategy.

2.89 The Burnley Wood and Healey Wood Area Action Plan is adjacent to the boundary of the Piccadilly/Trafalgar Area Action Plan. All the AAP areas share a number of significant linkages and the challenges associated with regeneration are common to all. The most notable is perhaps that related to housing market renewal and funding. Burnley is allocated housing market renewal funding through Elevate and it is necessary to prioritise spending across all eligible areas in the borough in order to ensure that it is targeted to those areas in greatest need. This can only be done in a comprehensive way if all areas are considered together. The proposals for Burnley Wood and Healey Wood have been brought forward in the light of the needs and priority for action not only in Burnley Wood and Healey Wood but also in the other areas covered by Area Action Plans.

2.90 Housing land allocations in the context of the borough's overall housing land requirement is also a critical inter-relationship. Again, it is necessary to balance these across the AAP areas in order to ensure that need and opportunity are balanced in a more strategic way.

Development of the Area Action Plan So Far

2.91 Within the borough, housing market renewal funding is targeted to two separate Intervention Areas – a large area centred on the residential areas surrounding Burnley town centre and another at Padiham. These Intervention Areas are considered to have evidence of low housing market demand and symptoms of decline including empty and abandoned properties alongside falling or stagnant house prices.

2.92 Initially, and on the basis of need at the time, the Council focused housing market renewal activity within the Burnley Intervention Area in three areas - Daneshouse, Duke Bar and Stoneyholme, Burnley Wood and South West Burnley. By 2004/2005, it was decided to bring forward two further areas covering Padiham and Piccadilly/ Trafalgar for inclusion in the Housing Market Renewal programme.

2.93 In 2003, a Neighbourhood Action Plan was prepared for Burnley Wood, to help inform proposals for the first round of Elevate East Lancashire funding under the Housing Market Renewal Programme. In 2005, a Masterplan was prepared in order to test the ideas in the NAP Preferred Option and to identify any further opportunities for change. During the production of this Masterplan the boundary was extended to include Healey Wood.

2.94 However, as the NAP and Masterplan had not been produced in accordance with the changes to the planning system introduced in the Planning and Compulsory Purchase Act 2004, work started afresh on the development of an Area Action Plan. This was informed by the work already undertaken in the area. The process for producing it follows the guidance set out in Planning Policy Statement 12 (PPS12): Local Development Frameworks which indicates that the following stages should be followed in preparing an Area Action Plan:

- Evidence gathering
- Preparation of issues and alternative options in consultation
- Public participation on Preferred Options
- Representation on Preferred Options
- Preparation of Submission Area Action Plan
- Submission of the Area Action Plan to the Secretary of State

1. Evidence Gathering

2.95 A considerable amount of information had been collected before work started on the Area Action Plan in order to justify the area's inclusion in the Housing Market Renewal Programme. This was used as the basis for developing the early proposals for Burnley Wood. By the summer of 2003, three options had been developed, based on this evidence base and these were consulted upon with local communities including work with residents groups, area workers, local agencies and Citizens' Panels.

2.96 Extensive local consultation on these early options took place in July - August 2003 and comments received were analysed to produce a draft preferred option which was circulated, in a leaflet format, for comment to all households in the area in October 2003. At around the same time, work started on a Heritage Appraisal of Burnley Wood in order to guide regeneration activity and set out a strategy for the conservation of any buildings or areas of historic interest. A separate Heritage Appraisal of Healey Wood was also undertaken.

2.97 The Burnley Wood and Healey Wood Masterplan was commissioned by English Partnerships on behalf of the Borough Council in early 2005. The Masterplan proposed a number of radical departures from the Neighbourhood Action Plan and it was agreed with Members that where the proposals differed, the NAP took precedence in terms of decision making at that time. The NAP draft preferred option therefore formed the basis for determining interventions in Burnley Wood and Healey Wood under the Elevate Programme.

2.98 However, further engagement was required in order to consider the options proposed in the NAP, Masterplan and early ideas emerging from the lead developer partners, and to develop further options as part of the 'Issues and Options' stage.

2. Preparation of Issues and Alternative options in Consultation

2.99 Consultation on issues and options started during the summer of 2006. This was preceded by a community training event to raise awareness of the Area Action Plan process and to explain the new planning system. North West Planning Aid provided assistance with this. In order to engage as widely as possible, initial thoughts about issues and alternative options were summarised in a booklet that was sent to all households and also made available on an interactive website. It was made clear that the purpose of this consultation was to stimulate further debate about the issues to be addressed by the Area Action Plan and the options for dealing with them.

2.100 Although there was generally a good response to the consultation undertaken, with new issues and options being suggested, it was felt that the views of businesses and retailers were under-represented. A business survey was therefore undertaken in January 2007 in order to supplement the information received earlier and this was used to further develop options. More detailed information about consultation is given in a separate Consultation Report which sets out consultation responses and how they have informed the Preferred Option. This was made available on the Council's website and hard copies were available on request.

2.101 All options have been subject to sustainability appraisal and this has been used to inform the decision about which options to progress. The Council has published the appraisal of all options along with a summary of consultation responses received.

Criteria for Options Evaluation - strategic fit, sustainability appraisal, deliverability

2.102 Although the Sustainability Appraisal has been important in determining the Preferred Option, this decision has also taken into account other considerations:

1. Sustainability Appraisal

2.103 This is an iterative process that has guided the choice of option through the consideration of social, economic and environmental impacts and the identification of measures necessary to mitigate any negative effects.

2. Fit with Strategic Planning Policies

2.104 Each option has been assessed in terms of its consistency with national planning policy guidance, the Regional Spatial Strategy and the Joint Lancashire Structure Plan. Its acceptability in relation to 'saved' policies in the Local Plan which will not be superseded by the Area Action Plan has also been considered.

3. Relationship to 'Burnley's Future' and 'Ambition Lancashire'

2.105 It is important that the Area Action Plan for Burnley Wood and Healey Wood reflects the priorities set out in Burnley's and Lancashire's Sustainable Community Strategies. This is one of the 'Tests of Soundness' that the plan will have to meet.

4. Relationship to other Plans and Programmes

2.106 It is also important that the Area Action Plan reflects the priorities of other Council and stakeholder strategies.

5. Contribution to the Vision for Burnley Wood and Healey Wood

2.107 The relative merits of each option have been considered in relation to the Vision set out in this report.

6. Community and Other Stakeholder Support

2.108 Community support has been assessed following extensive consultation on options during 2006/07, and engagement on the earlier options drawn up for Burnley Wood and Healey Wood.

7. Value for Money and Deliverability

2.109 It is important that the Preferred Option can be delivered and that it offers the most appropriate way forward in terms of cost and impact, especially in terms of funding through the Housing Market Renewal Initiative which has many competing claims on it. Further discussions have taken place with partners and others in order to assess deliverability.

8. Burnley Wood and Healey Wood Heritage Appraisal

2.110 The importance of Burnley Wood and Healey Wood's heritage as a basis for its regeneration is widely recognised. In order to ensure that regeneration proposals are informed by an understanding of its historic environment, Heritage Appraisals of the two neighbourhoods have been undertaken. These identify those elements that contribute to the quality and local distinctiveness of Burnley Wood and Healey Wood and also suggest opportunities to retain and enhance this character.

2.111 The full Options Appraisal is set out in Appendix 1.

3 Part 2: The Preferred Option Policies and Proposals

3.1 Consultation on options put forward during 2006 indicated that, although there was a recognition that there remained a strong community within Burnley Wood and Healey Wood, there was an acknowledgement that major change was needed in certain areas in order to bring about regeneration in the area. This was borne out in subsequent discussions with funding partners and others with an interest in the area.

3.2 The assessment of the options considered so far indicates that the preferred way forward for Burnley Wood and Healey Wood is to introduce areas of significant change through housing redevelopment supported by a framework that complements this new development whilst protecting and enhancing the character and heritage of the area. It was considered that this offered the greatest and most sustainable opportunity to deliver the Vision for the area in line with both national regional and local planning guidance and the community strategy, 'Burnley's Future'.

3.3 The policies and proposals put forward in this section set out a planning framework to deliver change in a way that will diversify the area's housing stock, support existing businesses and respect and enhance the historical character of the town. The sites that have been identified for development and the more general policies to guide development and other interventions have evolved from the long and ongoing process of public and other stakeholder engagement that started in 2003.

Population, Housing and Local Neighbourhoods

INTRODUCTION

3.4 The existing housing market in Burnley Wood and Healey Wood is somewhat unbalanced, with a high proportion of smaller terraced properties. This has resulted in some areas experiencing problems of low demand and the inclusion of this part of Burnley within the Elevate Housing Market Renewal Pathfinder Intervention Area. Parts of Burnley Wood exhibit some of the most severe problems associated with housing market decline in Burnley

3.5 There are also issues relating to the quality of the existing stock and identified shortages of accommodation for family housing. Improvements to some of the existing stock, together with new housing and mixed use developments, which make the best use of previously developed land, will help to build a more sustainable and balanced community. The following policies and proposals aim to create this.

POLICIES AND PROPOSALS

3.6 This section includes the Council's spatial policies and proposals for housing and local neighbourhoods. Each policy is numbered (BW H1, BW H2 etc) and is followed by any specific spatial proposals (numbered BW H1/1, BW H1/2 etc), which are also shown on the Proposals Map, and a reasoned justification. The reasoned justification explains why the Council has included a particular policy in the Area Action Plan.

1

Policy BW H1: NEW HOUSING DEVELOPMENT

The Area Action Plan makes provision for 408 houses in the period 2006 - 2021. These will be developed on the following sites shown on the Proposals Map:

Proposal BW H1/1

Land at Clarence Street/Kirkgate

Site Area: 1.4 ha. **No. of New Units:** 70

Land including existing cleared sites and the former Gerald Court sheltered housing scheme will be developed for new housing. It will be based on the principles of sustainable design and will be sensitive to the historic character and setting of the Burnley Wood Conservation Area. This site will be developed comprehensively in conjunction with Proposal BW H1/2.

This site is likely to come forward in the **short term (2008 - 2011)**

(Delivery: Public Sector/Lead Developer)

Proposal BW H1/2

Land at Oxford Road (2 sites) and Branch Road

Site Area: 0.39 ha. **No. of New Units:** 20

Land consisting of three housing clearance sites will be redeveloped for new housing. It will be based on the principles of sustainable design and will be sensitive to the historic character and setting of the Burnley Wood Conservation Area. This site will be developed comprehensively in conjunction with Proposal BW H1/1.

This site is likely to come forward in the **short term (2008 - 2011)**

(Delivery: Public Sector/Lead Developer)

Proposal BW H1/3

Land at Branch Road (2 sites)

Site Area: 3.08 ha. **No. of New Units:** 154

Land consisting of two housing clearance sites to the north and south of Branch Road and the Burnley Wood Recreation Ground and Recreation Centre will be redeveloped for new housing. It will be based on the principles of sustainable design and will be sensitive to the historic character and setting of the Burnley Wood Conservation Area. Before redevelopment of the recreation site commences, the need to re-provide youth activities in alternative facilities within the neighbourhood will be explored.

This site includes the Burnley Wood Medical Centre and Terracefields. These buildings will be retained during redevelopment

The northern part of the site falls within Flood Zones 2 and 3 and any redevelopment scheme should incorporate sustainable drainage proposals to reduce flood risk and the effects of climate change.

The site is likely to come forward in the **medium term (2011 - 2016)**

(Delivery: Public Sector/Lead Developer)

Proposal BW H1/4

Land at Sussex Street

Site Area: 0.09 ha. **No. of New Units:** 8

This existing clearance site will be redeveloped for new housing. It will be based on the principles of sustainable design and will be sensitive to the historic character and setting of the Burnley Wood Conservation Area. The site will be developed for a mix of 2 and 3 bedroomed accommodation.

The site is like to come forward in the **short term (2008 - 2011)**

(Delivery: Lead Registered Social Landlord)

Proposal BW H1/5

Lambert Howarth/Finsley Wharf

Site Area: 3.50 ha. **No. of New Units:** 156

South of Burnley town centre, this site is proposed for a mixed-use development incorporating business, canal related leisure and tourism uses, and housing. It represents a significant opportunity to regenerate a canalside site. The mill buildings on the site are prominent in local views. A sensitively designed scheme, making the most of the canalside setting, and listed buildings, has considerable potential to enhance tourism and leisure in the Borough.

Development of the whole of the site is preferred but applications for parts of the site will be considered on their merits.

A Transport Assessment (TA),(see Saved Burnley Local Plan Transport and Movement Policy TM2 – “Transport Assessments”) and a Leisure Impact Assessment (LIA), (see Saved Burnley Local Plan Economy and Work Policy EW3 – “New Leisure, Tourist, Arts and Cultural Development Outside Town Centres”), will be required, where appropriate, with any proposal.

In 1994, the Council prepared a development brief for the Finsley Wharf site. This is still relevant in parts. This brief is being reviewed as part of the preparation of the Weaver’s Triangle Public Realm Supplementary Planning Document.

This site is expected to come forward in the **short term (2008 - 2011)**.

(Delivery: private sector)

In addition, 14 new residential units will be provided through the conversion of existing buildings within the area.

All of the residential development proposed in this plan would use previously developed land.

Additional sites, not identified under Policy BW H1 may come forward within the plan period. These will be assessed against the policies in this Area Action Plan and other relevant policies in the Local Development Framework.

Justification

3.7 The supply of housing in Burnley Wood is unbalanced with an oversupply of 2 bedroomed terraced housing. The stock also suffers from high levels of vacancy and unfitness. To alleviate the problems within the existing stock and redress the current imbalance, the Council has been assembling sites for housing redevelopment. The Area Action Plan identifies additional sites for redevelopment. Housing redevelopment on these sites will be delivered by the Council's Lead Developer partner and Lead Registered Social Landlord

3.8 Additional sites, not identified under Policy BW H1, may come forward during the Plan period as windfall developments. These proposals will be assessed against the policies in this Area Action Plan and other relevant policies in the Local Development Framework.

3.9 Other policies of the Area Action Plan will be used to ensure that the new housing is designed and constructed to maximise the development's sustainability and delivers an appropriate mix of dwelling types, sizes and tenures.

2

Policy BW TAI 1 TARGETED AREA INITIATIVES

Action will be taken to improve living conditions and prevent further decline in existing neighbourhoods where social and environmental problems have been identified.

This will draw together existing initiatives into a coordinated package of interventions, or 'toolkit', to address specific problems.

Proposal BW TAI1/1 Burnley Wood

This area, identified on the Proposals Map. is the focus for this intervention in Burnley Wood. The 'Toolkit' of measures that could be brought together to address issues in this area will include:

- partnership work with an approved Registered Social Landlord to acquire vacant, or poorly managed, properties in order to bring them under effective management
- provision of advice to home owners about energy efficiency measures and grant availability to encourage sustainable maintenance and improvement of properties
- tackling, as a matter of priority, any environmental and anti-social problems, such as fly - tipping and noise nuisance, which arise

Proposal HW TAI 1/1 Healey Wood

This area, identified on the Proposals Map. is the focus for this intervention in Healey Wood. The 'Toolkit' of measures that could be brought together to address issues in this area will include:

- provision of advice to home owners about energy efficiency measures and grant availability to encourage sustainable maintenance and improvement of properties
- tackling, as a matter of priority, any environmental and anti-social problems, such as fly - tipping and noise nuisance, which arise

Justification

3.10 In response to consultations, many residents have commented that action is needed to tackle social and environmental issues such as anti - social behaviour, dirty back yards, fly tipping, long term vacant and/or abandoned properties, crime, nuisance neighbours, drugs

and alcohol misuse. Many of these issues are already being addressed through a range of existing initiatives and it is envisaged that the 'Targeted Area Initiative' toolkit would make use of existing initiatives to provide a flexible, coordinated and strategic approach to tackle social and environmental problems that have an adverse effect on people's daily lives.

3.11 Initiatives within the toolkit could be used individually, or put together, to help make a neighbourhood a more desirable location and a more attractive place to live. Not only will this help to sustain existing local communities, but it will also help to improve neighbourhoods and meet the objective of revitalising the housing market.

3

Policy BW H2 HOUSING MIX

Across Burnley Wood and Healey Wood the overall balance of different sized houses proposed in new development should address the current predominance of two bed terraced houses. This will apply equally to the market and affordable elements of residential development and must be applied as far as appropriate on all sites.

This Policy should be read in conjunction with Saved Local Plan Policy H4.

Justification

3.12 Housing within Burnley Wood and Healey Wood is comprised mainly of 2 bed terraced houses. One of the aims of new development is to seek to encourage a balanced and mixed community by requiring some larger dwellings. This will help to attract families, who are likely to stay longer in the area and to create a more stable community.

3.13 The existing housing was built at a density of approximately 100 dwellings per hectare. Redevelopment allows the opportunity to develop at a lower density providing a more pleasant residential environment. However, the new residential density should be high enough to make efficient use of land in this sustainable location, while not stopping family houses being built or neglecting the need for appropriate levels of amenity space.

3.14 There should be a reasonable mix of dwelling sizes in each new development. The Council will refuse planning permission for residential development that does not help achieve an appropriate mix of dwelling types as set out in the policy. This mix will equally apply to the affordable housing element of a residential development. The need for a mix of sizes of affordable housing units mirrors the overall pattern. It will be unacceptable for a scheme to meet the mix requirement but then allocate only smaller units as the affordable element.

4

Policy BW H3 TENURE MIX

Across the area, new housing developments over 15 units should be mixed tenure and include an element of homes for market sale and social rent in the proportion 90/10. New housing must be designed to ensure that the type of tenure is not apparent.

This Policy should be read in conjunction with Saved Local Plan Policy H5.

Justification

3.15 Mixed tenure development is supported in Planning Policy Statement 3: Housing. The integration of social rented homes into new housing developments across the area will contribute to mixed and balanced communities, and will avoid single tenure neighbourhoods. A ‘tenure blind’ design approach is now established good practice, so that the type of tenure of any dwelling is not obvious from its appearance.

Economy and Work

INTRODUCTION

3.16 In order to achieve the Vision for Burnley Wood and Healey Wood, this Area Action Plan needs to be focused on economic development as well as the housing stock. Within the neighbourhoods there are currently existing employment opportunities that provide important local jobs. To ensure that the area develops into a sustainable community, it is important that the Plan identifies new sites that can provide new jobs as well as supporting existing employers. The following policies in this section aim to do this.

POLICIES AND PROPOSALS

3.17 This section includes the Council's spatial policies and proposals for economy and work. Each policy is numbered (BW EW1, BW EW2 etc) and is followed by specific spatial proposals (numbered BW EW1/1, BW EW1/2 etc), which are also shown on the Proposals Map, and a reasoned justification. The reasoned justification explains why the Council has included a particular policy in the Area Action Plan.

5

Policy BW EW1: NEW EMPLOYMENT DEVELOPMENT

The Area Action Plan makes provision for 5.2 ha of land for new employment development, as shown on the Proposals Map.

Proposal BW EW1/1 Lutner Street (0.30 ha)

Land comprising currently under-utilised employment space provides the opportunity to take advantage of the area's location close to Burnley town centre and is considered suitable for business (B1), general industrial (B2) and warehousing (B8) uses and is an ideal location for small business units.

Potential exists for this site to be included within the development of Proposal BW EW1/2

The site is likely to come forward in the **medium term (2011 - 2016)**

(Delivery: Private Sector)

Proposal BW EW1/2 Plumbe Street (1.4 ha)

Located close to Burnley town centre, this site is considered suitable for business (B1), general industrial (B2) and warehousing (B8) uses and is an ideal location for small business units..

Potential exists for the redevelopment of this site to include Proposal BW EW1/1

The site is likely to come forward in the **medium term (2011 - 2016)**

(Delivery: Private Sector)

Proposal BW EW1/3 Lambert Howarth/Finsley Wharf (3.50 ha)

South of Burnley town centre, this site is proposed for a mixed-use development incorporating business, canal related leisure and tourism uses, and housing. It represents a significant opportunity to regenerate a canalside site. The mill buildings on the site are prominent in the local landscape. A sensitively designed scheme, making the most of the canalside setting, and listed buildings, has considerable potential to enhance tourism and leisure in the Borough.

Development of the whole of the site is preferred but applications for parts of the site will be considered on their merits.

A Transport Assessment (TA), (see Saved Burnley Local Plan Transport and Movement Policy TM2 – “Transport Assessments”) and a Leisure Impact Assessment (LIA), (see Saved Burnley Local Plan Economy and Work Policy EW3 – “New Leisure, Tourist, Arts and Cultural Development Outside Town Centres”), will be required, where appropriate, with any proposal.

In 1994, the Council prepared a development brief for the Finsley Wharf site. This is still relevant in parts. This brief is being reviewed as part of the preparation of the Weaver’s Triangle Public Realm Supplementary Planning Document.

This site is expected to come forward in the **short term (2008 - 2011)**.

(Delivery: Private Sector with potential for Section 106 contributions towards affordable housing and public open space)

Other proposals for business (B1), general industrial (B2) and warehousing uses (B8) may come forward within the plan period. These will be assessed against the policies in this Area Action Plan and other relevant policies in the Local Development Framework.

Justification

3.18 Burnley Wood and Healey Wood is home to a number of important local employers who provide important local jobs. To ensure that the Borough and its component neighbourhoods develop as a sustainable community there is a need to ensure a supply of new sites for employment development. At a Borough level, the Joint Lancashire Structure Plan has identified the level of employment land that needs to be brought forward. The saved Local Plan identifies sites around the Borough where this development will take place. Two of these sites, Proposal BW EW1/2 and Proposal BW EW1/3 fall within this neighbourhood. The Area Action Plan therefore proposes that these sites come forward for new employment development. In addition, the Area Action Plan also identifies land at Lutner Street, Proposal BW EW1/1, that will be safeguarded for employment development.

3.19 Over the lifetime of the Area Action Plan, additional sites may come forward for employment uses. These proposals will be assessed against the policies in this Area Action Plan and other relevant policies in the Local Development Framework.

The Environment and Sustainable Development

INTRODUCTION

3.20 The environment in and around Burnley Wood and Healey Wood is characterised by stark contrasts. In a number of ways it has a good quality environment with statutory and locally listed buildings, a new neighbourhood park, convenient for Towneley Historic Park and Healey Heights Major Open Area. In other ways it does not, having older areas of terraced housing characterised by densely developed unfit housing, little open space, on street-parking, litter, crime, and vandalism. The Burnley Wood and Healey Wood Area Action Plan must address these issues and seek to produce a quality environment for all the neighbourhood's residents.

POLICIES AND PROPOSALS

3.21 This section includes the Council's spatial policies and proposals for the environment and sustainable development. Each policy is numbered (BW ENV1, BW ENV2 etc) and is followed by any specific spatial proposals (numbered BW ENV1/1, BW ENV1/2 etc), which are also shown on the Proposals Map, and a reasoned justification. The reasoned justification explains why the Council has included a particular policy in the Area Action Plan.

BUILT ENVIRONMENT

6

Policy BW ENV 1 HISTORIC ENVIRONMENT

New development must respect the character and setting of Listed Buildings and buildings of local interest. It should enhance existing local interest. Applicants should demonstrate in their Design and Access Statements that new development has been designed with an understanding of the area's heritage, street pattern, views, and important buildings, in particular identifying any potential impact on the heritage enhancements identified in the Burnley Wood and Healey Wood Heritage Appraisals.

Justification

3.22 There is a great deal of historic interest contained within Burnley Wood and Healey Wood. However, the Heritage Appraisals that have been prepared identified that this has not always been dealt with sensitively. It is therefore important to understand the historic qualities of Burnley Wood and Healey Wood as it is redeveloped. The key is to ensure the positive combination of new 21st Century development with older, historic features. The area's historic interest should not be seen as a negative constraint on development; rather it should be seen as a positive and valuable opportunity to ground new development in the historic fabric of a long-established part of Burnley.

7

Policy BW EN2 SUSTAINABLE DESIGN AND CONSTRUCTION

The highest standards of design will be required in all new development .

All new development will be required to:

- a) be designed to adapt to the predicted effects of climate change**
- b) adhere to the Burnley Wood/Healey Wood Design Guide**

All new housing development will be required to:

- c) comply with 'Secure by Design' standards**
- d) achieve a high degree of sustainable design and construction in line with the Code for Sustainable Homes. Code Level 3 will be sought for residential buildings, increasing to Code Level 6 for any planning application approved after 2016**

New family housing will be encouraged to:

- e) meet Lifetime Homes Standards**

New non-residential development will be required to

- f) achieve a high degree of sustainable design and construction in line with the BREEAM standards. "Very good" will be sought for non-residential buildings, increasing to "Excellent" for any planning application approved after 2012.**

(Delivery: Through planning applications and Building Regulations)

Justification

3.23 In response to climate change, national objectives have been set to reduce the UK's carbon dioxide emissions by at least 60% by 2050, with real progress towards this target by 2020. In addition, the Government has set out its aims for all new development to be zero carbon by 2016, with a 25% improvement in energy/carbon performance by 2010. Burnley Wood and Healey Wood will need to play its part in helping to reach this goal, balancing the overall increased emissions due to the scale of the development, with the opportunities that new development offers for reducing carbon emissions, through such measures as sustainable design and the provision of decentralised and renewable energy sources.

3.24 A Carbon Reduction Strategy for new development sites addressing these issues will be required to be submitted with any planning application. Climate change adaptation is the adjustment in natural or human systems in response to actual or expected climatic stimuli or their effects, which moderates harm or exploits beneficial opportunities. New development will need to adapt to unavoidable changes in climate without further increasing emissions with active heating and cooling systems. There is much that can be achieved through 'passive measures' such as the location, layout, orientation, aspect and external design of buildings and landscaping around buildings that can help occupants to cope more easily with the effects of climate change.

3.25 Development in Burnley Wood and Healey Wood offers an opportunity to seek a high level of sustainable design and energy conservation measures in all new buildings. Energy conservation of buildings is an important part of meeting that requirement. The policy requires a high degree of measures to increase the sustainable design of buildings in line with the Code for Sustainable Homes, which also covers minimum standards for water consumption. Other measures such as energy efficiency are dealt with by Building Regulations.

3.26 New housing must meet the needs and aspirations of all and be designed to minimise crime and disorder.

8

Policy BW ENV3 ENVIRONMENTAL IMPROVEMENTS TO EXISTING HOUSING AREAS

Within the housing areas defined on the Proposals Map, a programme of improvement of environmental conditions will be promoted. This programme may involve:

- a) the refurbishment of dwellings;**
- b) environmental improvement;**
- c) tree planting work; and**
- d) facelifting**

(Delivery: Through planning applications and possible public sector funding)

Justification

3.27 The Burnley Wood and Healey Wood Area Action Plan, as well as dealing with the provision of land for new housing, must seek to protect and improve existing residential areas. The housing areas defined on the Proposals Map are popular schemes managed by Registered Social Landlords and provide a reasonably good quality of life. To ensure that

this continues in the future and that enhancements are delivered, both to the environment within and around the housing areas and to the residents quality of life, this Area Action Plan promotes environmental improvement schemes.

9

Policy BW ENV4 ENVIRONMENTAL IMPROVEMENTS TO EXISTING EMPLOYMENT AREAS

Within the employment areas defined on the Proposals Map, a programme of improvement of environmental conditions and increased security measures will be promoted. This programme may involve:

- a) environmental improvement;**
- b) increased security measures including new lighting and CCTV; and**
- c) the refurbishment of buildings.**

(Delivery: Through planning applications and the Council's 'Finance for Growth' initiative)

Justification

3.28 The Burnley Wood and Healey Wood Area Action Plan, as well as dealing with the provision of land for new employment, must seek to protect and improve existing employment areas. The employment areas defined on the Proposals Map are home to important local employers, whose workforce in turn supports other shops and services in the neighbourhood. Recent improvements to premises and facilities such as additional parking spaces have made the area more attractive to employers and their workforce. To ensure that this continues in the future and that enhancements are delivered, both to the environment within and around the premises and for the employees, this Area Action Plan promotes environmental improvement schemes and improvements to security measures.

NATURAL ENVIRONMENT

10

Policy BW ENV5 OPEN SPACES

The following sites are identified as open spaces on the Proposals Map and will be protected under policies CF1, CF2 or CF3 of the 'saved' Local Plan:

BW ENV5/1 - Springfield Community Primary School Playing Field

BW ENV5/2 - Richard Street Forest of Burnley Site and Children's Play Area

In addition, planning permission will not be granted for the development of open spaces which make an important contribution to the neighbourhood.

Justification

3.29 In and around Burnley Wood and Healey Wood, specific areas of open space are identified on the Proposals Map, and these are considered particularly worthy of protection. The neighbourhood, however, possesses other areas of open space, the value of which should be taken into account when assessing development proposals. Proposals that would result in the loss of important open space, will only be considered if no alternative sites exist and, in such cases, proposals may also be required to include provisions for replacement open space.

11

Policy BW ENV6 FLOODING

Development on sites in any area of flood risk must include a Flood Risk Assessment (FRA) and would be required to implement the necessary mitigation measures. All other developments of over 1 hectare must carry out an FRA. Developments in Burnley Wood and Healey Wood should use sustainable urban drainage systems (SUDs), where practicable.

Justification

3.30 The River Calder can add diversity and interest to Burnley Wood. Redevelopment and environmental improvements offer the opportunities for the proximity of the river to enhance open space and the outlook of buildings. However, the risk of flooding must always be dealt with carefully. Climate change means that flood risk in Burnley Wood will be greater

for future generations. Developers will therefore need to bear this natural risk in mind and respond with imagination. Flood risk must not be made worse – now or in the future – by new development.

3.31 A Strategic Flood Risk Assessment has been undertaken which provides a starting point for working out options that balance the management of flood risk with development proposals. Flood-Risk Assessments (FRAs) will be required for all developments in Flood Risk Zones 3 and 2, and for any developments of 1 hectare or over in Flood Risk Zone 1. Taking climate change into account, the FRA should identify and assess the risks of all forms of flooding to and from the development, and show how these flood risks will be managed. Certain types of developments are less vulnerable to flood risk and may be more suitable in areas at risk of flooding. Where flood risk varies across a site, more vulnerable uses should be kept for lower-risk parts of the site. The lower floors of buildings in areas at medium and high risk of flooding should be reserved for less vulnerable uses. More vulnerable uses may be appropriate on the upper floors as long as there can be safe access. Where there is a low risk of shallow water in specific places, using flood-resilient buildings may be acceptable, as flooding would have less serious consequences there.

3.32 Most developments involve the creation of impermeable surfaces that can increase the rate of surface water run-off and flood risk. Developments in Burnley Wood are expected to incorporate sustainable urban drainage systems (SUDs) where practicable to limit the rate of run-off or preferably reduce the existing rate. Some measures designed to reduce water demand, such as rain water harvesting, may also help to reduce flood risk.

12

Policy BW ENV7 CLIMATE CHANGE AND THE NATURAL ENVIRONMENT

Taking particular account of the climate the development is likely to experience over its expected lifetime, new development will be expected to conserve and enhance biodiversity, recognising that the distribution of habitats and species will be affected by climate change.

Justification

3.33 We are already experiencing the effects of climate change. In the future, as well as the increased likelihood of extreme weather events, including hotter and drier summers and flooding, there will be permanent changes in the natural environment. This policy aims to promote a natural environment that is resilient to and appropriate for the climate change now accepted as inevitable. For example, this could include the planting of different plant species that will be able to withstand changes in the climate over time.

13

Policy BW ENV8: WILDLIFE CORRIDORS

Wildlife Corridors are identified on the Proposal Map. These will be protected and enhanced in accordance with Policy E3 of the 'saved' Local Plan.

Justification

3.34 The Leeds - Liverpool Canal and the rail line are important corridors that form a network and a connection between town and countryside. Isolated sites support a smaller number of species, but by linking areas of greenspace to the surrounding countryside, animals can move along the links and plants and seeds can disperse to improve the biodiversity of the area. A greater number of species will only be encouraged by increasing the number, quality and linkage between wildlife sites within the urban area.

3.35 It is therefore essential to protect existing links from development which would reduce their length or sever them completely. Damage to their value as links and corridors will be resisted unless the Council is satisfied that adequate alternatives can be provided.

Community Services

INTRODUCTION

3.36 As well as supporting existing housing and businesses and identifying sites for new development, it is important that the Area Action Plan supports and looks to enhance the neighbourhoods' essential community facilities. Burnley Wood and Healey Wood are home to the Borough's newest neighbourhood park and the vision for the area seeks to ensure that in time this facility matures into a well-used and established community facility. The Local Plan identifies Parliament Street as a Local Centre. It is essential that the Area Action Plan provides the support needed to ensure that this important centre remains as a viable and vibrant local facility.

POLICIES AND PROPOSALS

3.37 This section includes the Council's spatial policies and proposals for community services. Each policy is numbered (BW CS1, BW CS2 etc) and is followed by any specific spatial proposals (numbered BW CS1/1, BW CS1/2 etc), which are also shown on the Proposals Map, and a reasoned justification. The reasoned justification explains why the Council has included a particular policy in the Area Action Plan.

14

Policy CS1 BURNLEY WOOD NEIGHBOURHOOD PARK

Burnley Wood Neighbourhood Park will be retained, and where possible enhanced, for its recreation and or/amenity value. Development affecting the Park will only be permitted in the following circumstances:

- a) it is in connection with, and will enhance, the recreational and amenity value of the Park;**
- b) it is not a size or scale that detracts from the character of the area;**
- c) it will not have a detrimental effect on residential amenity, nature conservation or features of historic value; and**
- d) it addresses any identified problems with access or safety.**

The Council will continue to work with public, private and voluntary agencies, and the local community to encourage the effective involvement and management of the Park.

Justification

3.38 One of Burnley's prime assets is the network of public parks and other open spaces that effectively bring the countryside into the urban area. Burnley Wood Neighbourhood Park is the borough's newest public park. Within the area, the park plays an important recreational and visual role. It also has considerable biodiversity value. The Council will seek to ensure that the Park is protected and, wherever possible, enhanced.

3.39 The Council will work with interested parties to promote the effective management of the park to enhance its recreational and functional value.

15

Policy CS2 BURNLEY WOOD LOCAL CENTRE

The Council will, together with partners, seek to improve the vitality and viability, environmental quality and accessibility of the Burnley Wood Local Centre, as shown on the Proposals Map.

Within the Burnley Wood Local Centre the Council will permit:

- a) new retail development of a scale and character consistent with the size and function of the centre;**
- b) bringing back in to use of vacant units;**
- c) local service uses;**
- d) the re-use of upper floors;**
- e) improvements to the 'Gateway', as shown on the Proposals Map, and to shop frontages;**
- f) hot food takeaways where they do not conflict with Saved Burnley Local Plan Community Facilities Policy CF13: "Restaurants, Cafes, Public Houses and Hot Food Takeaways";**
- g) environmental improvements such as landscaping, open space, signage and street furniture; and**
- h) measures to reduce traffic impacts and improvements to short stay car parking.**

Proposals for retail development with a gross floorspace of over 2500m² will be considered against Saved Burnley Local Plan Economy and Work Policy EW2: "Major Retail Development outside Burnley and Padiham Town Centres Insets".

Justification

3.40 PPS6: "Planning For Town Centres" establishes a hierarchy for retail development. Local centres are described as small groups of shops usually comprising a newsagent, grocery store, sub-post office and other local shops.

3.41 Burnley Wood Local Centre performs an important role in providing a range of facilities within walking and cycling distance of where people live and work. In this way, the Local Centre supports the Local Development Framework's sustainability and regeneration objectives. It is recognised, however, that traditional centres will continue to face considerable competition as people choose to do more shopping in large superstores and retail warehouses, or buy from the Internet. It will be important for Burnley Wood Local Centre to provide a range of shops and a quality of environment that will enable them to compete more effectively.

3.42 The Council will support the development of new shops and other uses that will enhance the attractiveness of the Local Centre. Environmental enhancement programmes will be developed and supported.

3.43 The Local Centre also acts as a 'gateway' to the neighbourhood. Proposals to improve the attractiveness of the 'gateway' will be supported.

Sustainable and Inclusive Transport

INTRODUCTION

3.44 Burnley Wood and Healey Wood are less than 2 miles from Burnley town centre. It currently takes around eight minutes to travel between the town centre and the two neighbourhoods by bus.

3.45 National Cycle Route Network Route 68 runs through the area along Parliament Street, joining the towpath of the Leeds - Liverpool Canal, leaving the area along the Straight Mile. The canal towpath, the Slug Path and other footpaths in the neighbourhood form part of the Borough's network for walking and cycling as well as providing a direct, local route to the town centre and beyond.

3.46 New development can provide an opportunity to improve the security and safety of users of the routes through informal surveillance. Continued maintenance and improved signage will be essential if these routes are to fulfil their true potential as strategic links and this Area Action Plan aims to secure this.

3.47 The following policies aim to improve connections between Burnley Wood and Healey Wood and surrounding areas by sustainable methods of transport.

POLICIES AND PROPOSALS

3.48 This section includes the Council's spatial policies and proposals for sustainable and inclusive transport. Each policy is numbered (BW SIT1, BW SIT2 etc) and is followed by any specific spatial proposals (numbered BW SIT/1, BW SIT/2 etc), which are also shown on the Proposals Map, and a reasoned justification. The reasoned justification explains why the Council has included a particular policy in the Area Action Plan.

16

Policy BW SIT1: SUSTAINABLE TRAVEL

The redevelopment of Burnley Wood and Healey Wood will be planned in order to reduce the need to travel and maximise the use of sustainable transport modes to encourage people to move about by foot, cycle and bus.

The Council will encourage the provision of car clubs, employee travel plans, residential travel planning, and other similar measures.

Justification

3.49 The redevelopment of Burnley Wood and Healey Wood aims to create a sustainable community which will allow the daily needs of occupants to be met within walking or cycling distance, thus minimising the need to travel beyond the neighbourhood.

3.50 Where travel is necessary, however, development will be planned to make this as sustainable as possible, particularly by:

- a) Maximising the use of sustainable transport modes by the provision of safe and convenient routes and higher densities to encourage people to move about by foot, cycle and bus;
- b) Specifying appropriate standards for infrastructure provision within the development, including car and cycle parking;
- c) Providing sustainable transport infrastructure to link the development to key destinations in Burnley and to the wider network

17

Policy BW SIT2: CYCLING PROVISION

New and improved cycle links will be provided as part of the redevelopment of Burnley Wood and Healey Wood, including:

- a) Giving priority to cycling links between Burnley Wood, Healey Wood and Burnley town centre;**
- b) Giving priority to cycling within the development, including connections to key destinations, including the local centre, bus stops, the Springfield Community primary school and employment opportunities;**
- c) Linking the development with the surrounding walking and cycling network; and**
- d) Improving the usage of National Cycle Route Network Route 68 as it passes through the area, enabling alterations to the route where necessary**

Justification

3.51 The redevelopment of Burnley Wood and Healey Wood will be designed to maximise the permeability of the area and the legibility of cycling routes to encourage short distance trips to be made by cycling and so reduce the dependence on private cars. Within the area, excellent facilities therefore need to be provided for cyclists including:

- a) A network of cycle routes within the neighbourhood providing maximum permeability for cyclists to the surrounding cycle network and to key local destinations;
- b) Cycle parking provision for all development;
- c) Cycle storage for all dwellings; and
- d) Schemes to promote cycling, including information on routes to residents and employees.

3.52 Cycle facilities within developments should be linked to the wider cycle network.

18

Policy BW SIT3: WALKING PROVISION

The redevelopment of Burnley Wood and Healey Wood will be required to provide attractive, direct and safe walking routes as an integral part of any proposed development, including:

- a) Giving priority to walking links between Burnley Wood and Healey Wood and the town centre and Weaver's Triangle as identified on the Proposals Map;**
- b) Giving priority to walking routes within the development connecting to key destinations, including the local centre, bus stops, the Springfield Community primary school and employment opportunities; and**
- c) Linking the area with the surrounding walking network.**

Justification

3.53 The Council is keen to ensure that the redevelopment of the neighbourhood is designed to maximise the permeability of the area and the legibility of walking routes to encourage short distance trips to be made by walking and so reduce the dependence on private cars. The majority of walking trips will be internal to the neighbourhood, but opportunities also exist for walking trips to be made to key external destinations, including schools in the vicinity of the site, Towneley Hall and Park and Burnley town centre.

3.54 A system of direct walking routes should be provided within redevelopment sites, providing maximum permeability to destinations within the area, particularly the local centre and key community services. The system should connect to existing walking routes on Parliament Street, the Canal towpath and the Slug Path, via as many connections as possible. Where feasible, these links should be in the form of separate cycle and footpath links and should include safe and convenient routes to bus stops.

19

Policy BW SIT4: PUBLIC TRANSPORT PROVISION

The Council will work with Lancashire County Council and public transport operators to ensure that high quality public transport is provided to support the redevelopment of Burnley Wood and Healey Wood, including

- a) enhanced bus services along Branch Road and Springhill Road, including the prioritisation of the roads as bus routes;**
- b) provision of bus stops, shelters and real time passenger information, with the majority of development being within 400m easy walking distance of a bus stop; and**
- c) support for bus usage via residential travel plans and employee travel plans, funded by development.**

Justification

3.55 Providing high quality public transport is essential to achieving the sustainable redevelopment of Burnley Wood and Healey Wood. Development will therefore be expected to encourage bus use as much as possible for trips to and from external destinations. New development offers the opportunity to provide enhanced public transport facilities. The neighbourhood has the advantage of containing existing bus routes and being close to the Quality Bus Route, but the area would benefit from an enhanced service, in terms of frequency and routes, and improved links to existing routes within and outside of the area.

Implementation

3.56 Although there is a need for private sector funding for some of the development proposals identified in this Area Action Plan, most will be dependent up on the public sector for delivery. The Area Action Plan sets out the planning framework to give certainty to investors about the types of proposals that would be permitted and when they are considered likely to come forward. It also identifies improvements that will be largely funded by the public sector. These will help to regenerate the area and give greater confidence to investors.

3.57 Although the community and other stakeholders have been involved in the development of proposals through the Area Action Plan process, there should be further community involvement in schemes as they come forward. Applicants and others promoting development proposals will be encouraged to engage the community further as ideas are developed. The Council's Statement of Community Involvement provides some guidance about this and creative community engagement is promoted.

Options not being taken forward

3.58 In developing this Preferred Option, many other options have been considered but are not being taken forward. These are set out in the table below along with the reasons why they are not being progressed:

Table 3.1 OPTIONS NOT BEING TAKEN FORWARD

Option	Reason (s) why this is not being progressed
The Grid - Option 1	This option performed well against strategic policies and the objectives of various strategies and plans. However, it received very little stakeholder support and questions over its value for money and deliverability determined that it would not be progressed.
The Grid - Option 3	This option performed well against strategic policies and the objectives of various strategies and plans and received stakeholder support. However, the proposal would not be in line with current Council policy, would be unlikely to receive funding and is not considered likely to represent value for money in the long term.
Parliament Street Employment Area - Option 2	Development affecting existing businesses was not considered likely to contribute towards the vision for the area or the objectives of various strategies and plans. Acquisition costs of existing properties and businesses also meant that this proposal was unlikely to represent value for money.
Parliament Street Employment Area - Option 3	An Option of No Change would not contribute towards either the vision for the area, strategic objectives of any relevant plans or strategies, or strategic planning policies
Plumbe Street - Option 2	This option performed well against strategic policies and the objectives of various strategies and plans and received stakeholder support. However, there are concerns over the availability of funding to deliver the proposal.
Plumbe Street - Option 3	This option performed well against strategic policies and the objectives of various strategies and plans and received stakeholder support. However, the cost of acquiring the premises and relocating businesses and

Option	Reason (s) why this is not being progressed
	residents may not represent value for money given the priorities for investment within the rest of the AAP area and the wider Elevate intervention area in Burnley.
Plumbe Street - Option 4	An Option of No Change would not contribute towards either the vision for the area, strategic objectives of any relevant plans or strategies, or strategic planning policies
Parliament Street - Option 2	This option performed well against strategic policies and the objectives of various strategies and plans and received stakeholder support. However, questions over the availability of funding would bring into doubt the delivery of this proposal. The acquisition /relocation of premises/businesses may not provide value for money given the level of resources required and the alternative priorities within the neighbourhood and the wider Elevate Intervention Area in Burnley.
Parliament Street - Option 3	An Option of No Change would not contribute towards the vision for the area, strategic objectives of any relevant plans or strategies, or strategic planning policies
Land rear of Marlborough Street - Option 1	This option performed well against strategic policies and the objectives of various strategies and plans and received stakeholder support. However, the acquisition of the business is likely to require considerable resources, which may not represent value for money given the alternative priorities within the neighbourhood and the wider Elevate Intervention Area. The Council owned land is unlikely to deliver a developable area as a proportion of the site is already in use as gardens for the residents of Marlborough Street.
Land rear of Marlborough Street - Option 2	This option performed well against strategic policies and the objectives of various strategies and plans and received stakeholder support. However, there is uncertainty about the area of land that is available and not already in use as gardens. The lack of a developable area and the number of alternative sites

Option	Reason (s) why this is not being progressed
	for new housing within the neighbourhood may raise doubts over the deliverability of this proposal and whether it represents value for money.
Healey Wood - Option 2	This option performed well against strategic policies and the objectives of various strategies and plans and received stakeholder support. However, a number of the proposals may not be eligible for funding as they are not in line with current Council policy. Implementation of this proposal is therefore in doubt.
Healey Wood - Option 3	An Option of No Change would not contribute towards either the vision for the area, strategic objectives of any relevant plans or strategies, or strategic planning policies
Russell Court - Option 2	This option performed well against strategic policies and the objectives of various strategies and plans and received stakeholder support but there is uncertainty about the availability of funding to implement the proposal.
Russell Court - Option 3	An Option of No Change would not contribute towards the vision for the area, strategic objectives of any relevant plans or strategies, or strategic planning policies
Springfield Bank - Option 2	This option performed well against strategic policies and the objectives of various strategies and plans and received stakeholder support. However, there is uncertainty about the availability of funding to implement the proposal.
Springfield Bank - Option 3	An Option of No Change would not contribute towards the vision for the area, strategic objectives of any relevant plans or strategies, or strategic planning policies
Land at Richard Street - Option 1	This option performed well against strategic policies and the objectives of various strategies and plans and received stakeholder support. However, redevelopment of this site may not represent value for money given

Option	Reason (s) why this is not being progressed
	the alternative priorities with the neighbourhood and the wider Elevate Intervention Area.
Land at Richard Street - Option 2	Development of green space would be contrary to the strategic objectives of various relevant strategies and plans. Redevelopment of this site may not represent value for money given the alternative priorities with the neighbourhood and the wider Elevate Intervention Area.
Land at Richard Street - Option 4	An Option of No Change would not contribute towards the vision for the area, strategic objectives of any relevant plans or strategies, or strategic planning policies
The Slug Path - Option 2	An Option of No Change would not contribute towards the vision for the area, strategic objectives of any relevant plans or strategies, or strategic planning policies
Canal Towpath - Option 2	An Option of No Change would not contribute towards the vision for the area, strategic objectives of any relevant plans or strategies, or strategic planning policies

4 Part 3: Delivery of the Preferred Option

4.1 PPS12 indicates that a key feature of Area Action Plans is their focus on implementation. They should be realistic in terms of what can be achieved but this should not result in an overly cautious approach. Area Action Plans should aim high, identifying the mechanisms needed and options for delivery. This section sets out how it is envisaged that the proposals in this AAP will be delivered.

Phasing and Proposals Map

4.2 Proposed development is identified on the Burnley Wood and Healey Wood Area Action Plan Proposals Map. The phasing of this is set out in the table below. This phasing is based on a number of factors, including the likely availability of public sector funding for interventions and the need to manage the release of development sites in a way that will deliver the successful regeneration, not only of Burnley Wood and Healey Wood, but also the other areas of Burnley that are included in the Housing Market Pathfinder intervention area. The indicative clearance programme has been drawn up on the basis of approximately £10.5m of HMR grant being made available per annum throughout the period 2008-17, tapering off thereafter.

Table 4.1 AREA ACTION PLAN PHASING

Proposal	Short Term (2006 - 2011)	Medium Term (2011 - 2016)	Longer Term (2016 - 2021)
BW H1/1 Land at Clarence Street/Kirkgate	Planning application submitted from Keepmoat - early 2008 Start on site - Spring 2008 Construction period - 18 months Completion - Autumn 2009		
BW H1/2 Land at Oxford Road and Branch Road	Planning application submitted by Keepmoat - early 2008		

Proposal	Short Term (2006 - 2011)	Medium Term (2011 - 2016)	Longer Term (2016 - 2021)
	<p>Acquisition of properties completed - summer 2008 Start on site - Autumn 2008 Construction period - 18 months Completion - Spring 2010</p>		
<p>BW H1/3 Land at Branch Road</p>	<p>Planning application submitted by Keepmoat - Spring 2009 Acquisition of properties completed by late Summer 2009 Start on Site - Summer 2009 Construction period - 20 months Completion - Spring 2011</p>		
<p>BW H1/4 Land at Sussex Street</p>	<p>Application submitted from Accent Housing RSL - 2008 Start on site - 2008 8 units completed - 2008/9</p>		
<p>BW H1/5 and BW EW1/3 Lambert Howarth/Finsley Wharf</p>	<p>Application submitted for Phase 1 (commercial development) - November 2007) Start on site - 2008. Completion - 2008/9</p>		

Proposal	Short Term (2006 - 2011)	Medium Term (2011 - 2016)	Longer Term (2016 - 2021)
	Application submitted for Phase 2 (residential development) - 2008		
BW TAI1/1 Burnley Wood	Projects identified within the toolkit ongoing. Monitored annually through the Annual Monitoring Report.	Continuation of projects reviewed through review of the Area Action Plan.	
HW TAI1/1 Healey Wood	Projects identified within the toolkit ongoing. Monitored annually through the Annual Monitoring Report.	Continuation of projects reviewed through review of the Area Action Plan.	
EW1/1 Lutner Street	Land safeguarded for employment uses. Potential redevelopment options explored.	Planning Application Submitted - 2011 Start on site - 2011 Completion 2011/12	
BW EW1/2 Plumbe Street	Continued work by the Council to encourage development of the site. Possible acquisition of site using Compulsory Purchase Powers.	Planning application submitted - 2011 Start on site - 2011 Completion - 2011/12 There is the potential for development to be brought forward to the short term if it is not necessary for the Council to acquire the site.	

4.3 This phasing is considered deliverable and should help provide residents, businesses and others with an interest in Burnley Wood and Healey Wood some certainty about what is proposed to happen and when so that they can themselves plan for change.

Funding and Delivery Strategy

'Area Action Plans will need to be realistic in terms of implementation but this should not result in an overly cautious approach. Area Action Plans should aim high, identifying the mechanisms needed and options for delivery'. (ODPM, 2004)

4.4 This Area Action Plan identifies the interventions that the Council considers are required to support the regeneration of Burnley Wood and Healey Wood. An assessment has been undertaken in relation to the funding and deliverability of the proposals. Where relevant, this is included in the written justification for each proposal. The required funding is, however, dependent on a number of factors including the amount of investment received from external partners.

4.5 Close working with a range of stakeholders in the development of this Area Action Plan, with a range of sources of external funding, can mitigate against these risks. Burnley Borough Council also owns land assets that are designated for new housing in this Plan.

4.6 The Council will manage its assets to support the delivery of the objectives and policies in this Plan. In the event that funding does not materialise at the scale that is expected, the delivery of the Plan will be slowed and projected housing completions will be put back.

4.7 Burnley Borough Council has entered into an agreement with Haslam Homes (Keepmoat) to help deliver new housing in Burnley Wood and Healey Wood.

4.8 This Plan provides the long term confidence in achieving the development that is needed to gain the best deal for the area from development partners. The Council is committed to stimulating regeneration by investing money gained from the sale of Council - owned land back into the area.

4.9 It is important that new development is co-ordinated with the infrastructure it requires. In terms of this Area Action Plan, much of the infrastructure already exists. Generally speaking, improvements are likely to be required to create more sustainable communities, rather than to meet basic needs. For example, the Plan identifies improvements to public transport and measures to reduce the effects of climate change. As a general principle, new developments will be expected to fund the service and infrastructure improvements that are required to meet the needs of new residents and other users.

Developer contributions

4.10 The Area Action Plan sets out the circumstances under which Section 106 contributions will be required and what they will be expected to fund. This supplements 'saved' Burnley Local Plan policies GP10: Developer Contributions, H7: Open Space in New Housing Development and E22: Public Art.

Public sector funding

4.11 Burnley Wood and Healey Wood have previously received funding from the Single Regeneration Budget, which has been used for a number of projects, including the assembling of sites for redevelopment. The majority of public sector funding that the neighbourhood is likely to receive to implement the proposals in this Area Action Plan will come from the Elevate Housing Market Renewal Pathfinder.

4.12 Another possible source of funding is the North West Development Agency.

4.13 The Targeted Area Initiatives will primarily be funded from existing programmes in the neighbourhood and any additional funding that is identified during the implementation of the Plan.

Project delivery including phasing and land assembly

4.14 It is envisaged that the public sector would take the lead on site assembly where this is required and that it is likely that the Council may need to use its compulsory purchase powers in order to bring sites forward.

4.15 The phasing of some interventions is critical where there is interdependence and this is an important aspect of the delivery strategy. For example, the proposed housing sites, are phased to allow development on sites previously assembled in the first phase. New properties can then be made available for those residents affected when later phases of development are assembled and delivered.

Monitoring

4.16 Monitoring provides information on the performance of policy, the delivery of development and impacts on the environment. Monitoring will help the Council to assess whether the plan remains sound or whether adjustments need to be made in order to meet the Area Action Plan's objectives.

4.17 As part of the Local Development Framework process, local planning authorities are required to produce Annual Monitoring Reports (AMR). The Annual Monitoring Report will test how the regeneration of the neighbourhood is performing overall against key policy requirements for the Area Action Plan. To do this, a set of indicators has been developed specifically for monitoring the Burnley Wood and Healey Wood Area Action Plan. These include Core Indicators similar to those applying within the Borough, for example, the monitoring of housing completions against the policy requirements of the Area Action Plan. A number of specific Local Indicators are also included to enable the monitoring of those policies in the Area Action Plan that set specific requirements for development in Burnley Wood and Healey Wood, e.g. housing mix and sustainable design and construction standards. The set of indicators are set out below.

Table 4.2 AREA ACTION PLAN TARGETS

TARGET	AAP POLICY	SOURCE
Population Housing and Neighbourhoods		
Population		
Target 1: By 2021 the area's population will be stable or steadily rising and not lower than 2006 levels		AAP Indicator/AMR context
Housing		
Target 2: 408 houses will be completed on the sites allocated within the Burnley Wood and Healey Wood Area Action Plan in the period 2006-2021	BW H1: New Housing Development	In housing completions monitoring/AMR
Target 3: By 2021, the number of three bedroomed properties in the Burnley Wood and Healey Wood AAP area will have risen from 4% in 2007 to 14%. The number of four or more bedroomed properties will have risen from 7% to 17.5%.	BW H2: Housing Mix	AMR New Local Indicator
Target 4: By 2021, the percentage of homes for social rent within the Burnley Wood and Healey Wood AAP area will have risen to 27% from the 2001 level of 17%	BW H3: Tenure Mix	AMR Core Indicator H4
Target 5: In all new development of 15 or more units, 10% of homes provided will be for (tenure blind) social rent.	BW H3: Tenure Mix	AMR Core Indicator H4
Target 6: To reduce the percentage of properties vacant within the AAP area to 10% by 2011, to 5% by 2016 and to 3% by 2021.		Housing/AMR Context
Target 7: To increase the average SAP rating of housing stock developed prior to the commencement of the plan period within the AAP area by at least 1 point annually from 2006/7 baseline of 51.		Housing KPI/AMR Context
Target 8: To reduce the percentage of households in fuel poverty within the AAP area		AMR context

TARGET	AAP POLICY	SOURCE
from (2003) borough average of 7% by 2011, to 3% by 2016 and 1% by 2021.		
Target 9: Average house prices in the AAP area to be 90% of the regional average by 2021.		AMR context
Target 10: By 2021, the ratio of income to mean house prices in the AAP area will be in line with that of East Lancashire.		Housing/Elevate/AMR context
Targeted Area Initiatives		
Target 11: To reduce the reported incidences of crime and anti social behaviour within the TAI areas to borough average levels by 2021.	BW TAI1: Targeted Area Initiatives	MAPS/AMR context
Target 12: To reduce the percentage of vacant homes within the TAI areas to 10% by 2011, to 5% by 2016 and to 3% by 2021.	BW TAI1: Targeted Area Initiatives	Housing/AMR context
Economy and Work		
Target 13: To increase the percentage of AAP residents (16-74) in employment to the borough average by 2021	BW EW1: New Employment Development	AMR context
Target 14: To reduce the percentage of working age benefit claimants within the AAP area to the regional average by 2021	BW EW1: New Employment Development	AMR context
Environment and Sustainable Development		
Target 15: To produce a Conservation Area Statement for Burnley Wood Conservation Area by 2009.	BW ENV1: Historic Environment	AMR context
Target 16: All Listed buildings, artifacts and features protected from demolition and inappropriate development during the plan period with none on English Heritage's Buildings at Risk Register	BW ENV1: Historic Environment	AMR context

TARGET	AAP POLICY	SOURCE
Target 17: 100% of new development (new build or conversion) with a floorspace of 1000sq. m or 10 or more residential units to incorporate renewable energy production equipment to provide at least 10% of the predicted energy requirements	BW ENV 2: Sustainable Design and Construction	AMR RE1
Target 18: 100% of non-residential development to meet BREEAM 'Very Good' standard, increasing to 'Excellent' for any planning application approved after 2012.	BW ENV 2: Sustainable Design and Construction	
Target 19: Between 2008-2011, 100% of new housing to meet Level 3 of Code for Sustainable Homes, rising to Level 5 for any new housing permission granted between 2012 and 2015 and Level 6 for any permission approved after 2016.	BW ENV 2: Sustainable Design and Construction	AMR context
Target 20: From the baseline of the Greenspace Strategy 2007-2011, to maintain or improve the quantity, quality and accessibility of open spaces in the AAP area during the plan period	BW ENV5: Open Spaces	Monitoring of the Greenspace Strategy/AMR context
Target 21: Where considered appropriate, new development (new build or conversion) to incorporate SUDS such that surface water run off levels from the site post development are no greater than before the development	BW ENV6: Flooding	Planning Application Monitoring
Target 22: Based on baseline data from the Burnley Wildlife and Habitat Survey 2007, the quality of all surveyed sites will have been maintained or improved such that they can either retain or upgrade their designations (as Biological Heritage Sites (BHS) or Burnley Wildlife Sites (BWS)) when resurveyed in 2012, 2017 and the end of the plan period.	BW ENV7: Climate Change and the Natural Environment	5 year Resurveys
Target 23: To increase the percentage of tree cover in the AAP area by 1% per annum to 2021.	BW ENV7: Climate Change and the Natural Environment	Forest of Burnley/Greenspace and Amenities

TARGET	AAP POLICY	SOURCE
Community Services		
Target 24: All new housing development of 5 or more units will be within 400m of existing local shops and community facilities.	BW CS2: Burnley Wood Local Centre	AMR context
Target 25: To maintain vacancy rates within the Local Centre at regional average levels during the plan period. To maintain a healthy retailer mix within the Local Centre throughout the plan period. 10% of shop fronts improved within the Local Centre by 2011, 20% by 2016 and 30% by 2021.	BW CS2: Burnley Wood Local Centre	AMR context
Sustainable and Inclusive Transport		
Target 26: To improve and maintain 1km of safe walking and cycling routes within the Burnley Wood and Healey Wood AAP area over the plan period. As much of this network as possible will be DDA compliant/suitable for wheelchair users.	BW SIT2: Cycling Provision BW SIT3: Walking Provision	
Target 27: 100% of all new development to be no more than 400m from nearest bus stop with at least an hourly service (including evening and weekend).	BW SIT 4: Public Transport Provision	

4.18 In the event that the Annual Monitoring Report identifies delivery issues in Burnley Wood and Healey Wood, where key policy targets are not being met, these would need to be assessed as part of the Council's AMR process and a decision reached as to whether any change was required to the Area Action Plan or through other mechanisms.

Superseded Policies and Proposals

4.19 The following policies and proposals in the Saved Burnley Local Plan will be superseded by the Burnley Wood and Healey Wood Area Action Plan:

- GP4/1, H1/15, EW1/12 and EW3/2 - Lambert Howarth
- EW1/11 - Plumbe Street

5 Part 4: Next Steps

Consultation

5.1 The Council will consult on the Preferred Option Burnley Wood and Healey Wood Area Action Plan from 19th February to 31st March 2008 through the following means:

- consultation booklets delivered to all residents and businesses in the area
- letters to key stakeholders and organisations and individuals on the Council's consultation database;
- dedicated consultation pages on the Council's website - www.burnley.gov.uk;
- documents made available at Contact Burnley, Planning and Environment Services Reception, Burnley Central Library and Padiham Library;
- press releases and notices in the Burnley and Padiham Express;
- three drop-in sessions where planning officers and volunteers from Planning Aid will be in attendance to answer questions and assist with representations

Community Alliance Centre	28th February	10 am - 12.30 pm
Burnley Wood Sure Start Centre	28th February	1.30 pm - 4 pm
St Stephens Church Community rooms	11th March	5 pm - 7.30 pm

Sustainability Appraisal

5.2 In line with both the Planning and Compulsory Purchase Act 2004 and European Directive 2001/42/EC, a Sustainability Appraisal (SA) is an integral part of the Area Action Plan production process. The purpose of the SA is to highlight the environmental and socio-economic impacts of policies and proposals in the Plan. The Preferred Options SA report is available as a separate document.

Commenting on the Preferred Options Report

5.3 Any representations received during consultation on the Preferred Option AAP policies and proposals will be considered by the Council and may result in further changes to the plan before a final document - known as the Submission Area Action Plan is published.

5.4 The Council will prepare a report setting out the comments it has received and how these have influenced the content of the Submission Area Action Plan. Where the Council is not proposing to take a comment on board, it will set out its reason(s) for doing this. This will be available as a separate document and published at the same time as the Submission Area Action Plan.

5.5 The Submission Area Action Plan has to be submitted to the Secretary of State for consideration. This is expected to take place in August 2008 and consultation is planned in August/September 2008.

5.6 If there are outstanding objections to the Area Action Plan, these could be considered by an independent Planning Inspector at a public examination. This Inspector will then produce a report outlining any changes that the Council should make to the Area Action Plan before it is finally adopted.

1 Appendices

Appendix 1 - Options Evaluation

Options Evaluation

AREA 1 - LAND EAST OF BRANCH ROAD

1.1 Following previous clearance activity and consultation, this area of land was initially identified in the Issues and Options Consultation as a site for redevelopment by the Council's Lead Developer Partner. No options were put forward for further consultation.

1. Sustainability Appraisal

1.2 The impacts of this proposal are generally positive, although there is some uncertainty/potentially negative impacts due to the increased amount of traffic, the impacts on the historic character of the area, impacts on air quality and the use of raw materials in construction. However, mitigation measures can be put in place to overcome these.

2. Fit with Strategic Planning Policies

1.3 This proposal would support the creation of a more sustainable living environment as promoted in the Communities Plan through the improvement of a neighbourhood in an area of low demand housing. PPS 1 advises, in paragraph 27, that local authorities should promote the efficient use of land through higher density, mixed use developments and the use of suitably located previously developed land and buildings. PPS 3 encourages housing developments in suitable locations which offer a good range of community facilities with good access to jobs, key services and infrastructure.

1.4 This proposal supports Policy DP1 of the Regional Spatial Strategy which promotes a sequential approach to meeting development needs with priority being given to the use of previously developed land, accessible by public transport, walking and cycling. Policy UR4 advises that at least 65% of new dwellings in Lancashire should be built on previously developed land.

1.5 The Joint Lancashire Structure Plan advises that measures to improve the existing housing stock will be targeted to the principal urban areas of Burnley (Policy 13). This policy also also advises that clearance will be undertaken where retention is not economically viable due to stock condition or low demand where it assists with the wider regeneration of an area.

1.6 The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.7 By proposing clearance and comprehensive redevelopment, this proposal would support Burnley's Future Strategic Priority 2: making the whole Borough clean, green and safe. New development would offer significant opportunities to tackle long standing environmental and social problems through the promotion of high quality design and a more sustainable mix of house types and tenures.

1.8 This proposal would also support the 'Ambition Lancashire' vision of offering a choice of good quality housing in successful, secure and sustainable communities and creating a greener Lancashire where the urban areas contain fine buildings and inviting open spaces.

4. Relationship to other Plans and Programmes

1.9 This proposal would contribute towards the Housing Strategy priorities of regenerating neighbourhoods and revitalising the housing market (Priority 1), restructuring the housing market and addressing inappropriate supply (Priority 1.1) and improving housing conditions and the local environment (Priority 1.2). Development by the Council's lead developer partner and lead registered social landlord will also contribute towards Priority 2 to enable a range of affordable housing options to meet need.

1.10 It would also support the strategic objective of the Elevate Transformational Agenda to accommodate people in attractive neighbourhoods and sustainable housing types. The Transformational Agenda seeks to improve housing quality and expand the range of available products to retain households and attract new ones. Growing demand at both the affordable and higher ends of the market must be met. The proposal would also support the strategic objective to focus on enhancing the quality of environments, which will attract a broad section of the population and work force.

5. Contribution to the Vision for Burnley Wood and Healey Wood

This proposal contributes towards the Vision by supporting the creation of a strong residential neighbourhood and providing new development which values and enhances the area's heritage.

6. Community and other Stakeholder Support

1.11 There was general agreement to the redevelopment of these sites. Representations from Elevate and the Labour Party (Towneley Branch) raised concerns over the boundary of the site in relation to dealing with the redevelopment of the area comprehensively.

7. Value for money and deliverability

1.12 The assembly of sites for redevelopment within this area will be funded from the Council's Elevate budget. New housing will be delivered by the Council's lead developer partner and , for this site, redevelopment is considered to provide better value for money than retention and refurbishment.

8. Burnley Wood and Healey Wood Heritage Appraisal

Area 1 is included within Character Area Two in the Burnley Wood Heritage Appraisal and is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. It states that the core area of terraced housing west of Oxford Road has experienced dramatic change in recent years with pressure for clearance due to the surplus of terraced housing in Burnley and the problems of poor housing condition, lack of investment and demand, continuing crime and vandalism and subsequent loss of community. The redevelopment of this area as proposed provides the opportunity to deal with these problems and supply a better mix of housing. Within the Conservation Area, redevelopment will allow for the removal of properties that have suffered from under investment, vacancy and unsympathetic alterations and provide comprehensive development that will enhance the character of the Conservation Area.

9. Options Appraisal Summary

1.13 This proposal would have a positive impact on many sustainability objectives and would support strategic planning policies which promote new development on previously developed sites. It would contribute towards the Strategic Priority 2 of Burnley's Community Strategy, the vision of Ambition Lancashire, strategic priorities of the Housing Strategy, the Elevate Transformational Agenda, the Vision for the area and there was some stakeholder support for the proposals. This proposal would also contribute towards tackling the issues identified in the Heritage Appraisal.

Area 1 - Preferred Option

1.14 The Issues and Options consultation report committed the Council to bringing forward the redevelopment of this site in partnership with the Council's lead developer partner. A planning application for the first phase of this redevelopment is expected to be submitted in early 2008. Responses to the consultation report generally supported the redevelopment of this area.

1.15 The area for redevelopment includes the Burnley Wood medical centre, the chemist on Crowther Street and Terracefields. These properties will be retained during the redevelopment.

AREA 2 - THE GRID

1.16 Three options for this area were drawn up for consultation in summer 2006:

Option 1 suggested the demolition and redevelopment of the Grid Area

Option 2 suggested more limited demolition and new housing. The retained stock would be retained/remodelled.

Option 3 suggested retaining the majority of the stock with limited clearance to create gardens, parking, or semi private open space at the rear of properties. There would also be concentrated action through neighbourhood management.

Option 1 - Demolition and Redevelopment

1. Sustainability Appraisal

The impacts of this proposal are generally positive, although there is some uncertainty/potentially negative impacts due to the impact on the Conservation Area, the use of compulsory purchase orders, potential displacement of the community and the use of raw materials. However, mitigation measures can be put in place to overcome these.

2. Fit with Strategic Planning Policies

1.17 Option 1 would support the creation of a more sustainable living environment as promoted in the Communities Plan through the improvement of a neighbourhood in an area of low demand housing. PPS 1 advises that local authorities should promote the efficient use of land through higher density, mixed use developments and the use of suitably located previously developed land and buildings. PPS 3 encourages housing developments in suitable locations which offer a good range of community facilities with good access to jobs, key services and infrastructure.

1.18 Option 1 supports Policy DP1 of the Regional Spatial Strategy. This promotes a sequential approach to meeting development needs with priority being given to the use of previously developed land, accessible by public transport, walking and cycling. Policy UR4 advises that at least 65% of new dwellings in Lancashire should be built on previously developed land.

1.19 The Joint Lancashire Structure Plan indicates that measures to improve the existing housing stock will be targeted to the principal urban areas of Burnley (Policy 13). This policy also also advises that clearance may be undertaken where retention is not economically viable due to stock condition or low demand where it assists with the wider regeneration of an area.

1.20 The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

By proposing clearance and redevelopment, Option 1 would support Burnley's Future Strategic Priority 2: making the whole Borough clean, green and safe. New development would offer significant opportunities to tackle long standing environmental and social problems through the promotion of high quality design and more sustainable mix of house types and tenures.

1.21 This proposal would also support the Ambition Lancashire vision of offering a choice of good quality housing in successful, secure and sustainable communities and creating a greener Lancashire where the urban areas contain fine buildings and inviting open spaces.

4. Relationship to other Plans and Programmes

1.22 Option 1 would contribute towards the Housing Strategy priorities of regenerating neighbourhoods and revitalising the housing market (Priority 1), restructuring the housing market and addressing inappropriate supply (Priority 1.1) and improving housing conditions and the local environment (Priority 1.2). Development by the Council's lead developer partner and lead registered social landlord will also contribute towards Priority 2 by enabling a range of affordable housing options to meet need.

1.23 This proposal would support the strategic objective of the Elevate Transformational Agenda to accommodate people in attractive neighbourhoods and sustainable housing types. The Transformational Agenda seeks to improve housing quality and expand the range of available products to retain households and attract new ones. Growing demand at both the affordable and higher ends of the market must be met. The proposal would also support the strategic objective to focus on enhancing the quality of environments, which will attract a broad section of the population and work force.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.24 Option 1 contributes towards the Vision by supporting the creation of a strong residential neighbourhood and providing new development which values and enhances the area's heritage.

6. Community and other Stakeholder Support

1.25 4 respondents agreed with this option due to the decline of the area and the need to start afresh. However, 15 disagreed due to the loss of community, the impact on the historical street pattern and character and the loss of good housing stock. 12 residents of Dall Street proposed the Dall Street Residents' Alternative Vision.

7. Value for money and deliverability

1.26 The acquisition of properties to assemble a redevelopment site for this area would be funded from the Council's Elevate budget. However, given the size of the area and the number of acquisitions necessary, this option may not provide value for money. Any redevelopment for new housing would be delivered by the Council's lead developer partner.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.27 Area 2 is included within Character Area Two in the Burnley Wood Heritage Appraisal and is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. It states that the core area of terraced housing west of Oxford Road has experienced dramatic change in recent years with pressure for clearance due to the surplus of terraced housing in Burnley and the problems of poor housing condition, lack of investment and demand, continuing crime and vandalism and subsequent loss of community. The clearance and redevelopment of this area as proposed in Option 1 provides the opportunity to deal with these problems and supply a better mix of housing. However, Plan F identifies the majority of the area as an area where heritage enhancement would make a significant impact. This would suggest that clearance and redevelopment could have an adverse impact on the local heritage of the area.

9. Options Appraisal Summary

1.28 Option 1 would have a positive impact on many sustainability objectives and would support strategic planning policies which promote new development on previously developed sites. It would contribute towards the Strategic Priority 2 of Burnley's Community Strategy, the vision of Ambition Lancashire to provide a choice of good quality housing in successful, secure and sustainable communities, strategic priorities of the Housing Strategy, the Elevate Transformational Agenda, and the Vision for the area. Although there was some stakeholder support for the proposals, more residents disagreed with this option and proposed their own alternative vision. Option 1 could also have an adverse impact on the local heritage of the area.

Option 2 - Limited Demolition and New Housing

1. Sustainability Appraisal

The impacts of this proposal are generally positive, although there is some uncertainty and potentially negative impacts due to the impact on the Conservation Area, the use of compulsory purchase orders, potential displacement of the community and the use of raw materials. However, mitigation measures can be put in place to overcome these.

2. Fit with Strategic Planning Policies

Option 2 would provide some limited support towards creating a more sustainable living environment as promoted in the Communities Plan. It would also accord with PPS 1 which advises that local authorities should promote the efficient use of land through higher density, mixed use developments and the use of suitably located previously developed land and buildings and PPS 3 which encourages housing developments in suitable locations which offer a good range of community facilities with good access to jobs, key services and infrastructure.

Option 2 supports Policy DP1 of the Regional Spatial Strategy which promotes a sequential approach to meeting development needs with priority being given to the use of previously developed land, accessible by public transport, walking and cycling. It would help to meet the requirement of Policy UR4 that at least 65% of new dwellings in Lancashire should be built on previously developed land.

It would also accord with the Joint Lancashire Structure Plan. Policy 13 indicates that measures to improve the existing housing stock will be targeted to the principal urban areas of Burnley. This policy also advises that clearance may be undertaken where retention is not economically viable due to stock condition or low demand where it assists with the wider regeneration of an area.

However, the relatively low level of clearance proposed in Option 2 raises questions about whether the degree of intervention would be sufficient to tackle the problems effectively.

The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes in H9 .

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.29 Option 2 would support Strategic Priority 2: Making the whole Borough clean, green and safe through the clearance and comprehensive redevelopment of the area. However, the limited scale of the proposed new development would offer only limited opportunities to tackle long standing environmental and social problems through the promotion of high quality design and more sustainable mix of house types and tenures.

1.30 The limited nature of intervention provided by this proposal would provide some support for the Ambition Lancashire vision of offering a choice of good quality housing in successful, secure and sustainable communities and creating a greener Lancashire where the urban areas contain fine buildings and inviting open spaces.

4. Relationship to other Plans and Programmes

1.31 This proposal would contribute towards the Housing Strategy priorities of regenerating neighbourhoods and revitalising the housing market (Priority 1), restructuring the housing market and addressing inappropriate supply (Priority 1.1) and improving housing conditions and the local environment (Priority 1.2). Development by the Council's lead developer partner and lead registered social landlord will also contribute towards Priority 2 by enabling a range of affordable housing options to meet need.

1.32 This proposal would support the strategic objective of the Elevate Transformational Agenda to accommodate people in attractive neighbourhoods and sustainable housing types. The Transformational Agenda seeks to improve housing quality and expand the range of available products to retain households and attract new ones. Growing demand at both the affordable and higher ends of the market must be met. The proposal would also support the strategic objective to focus on enhancing the quality of environments, which will attract a broad section of the population and work force.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.33 To a limited extent, Option 2 would contribute towards the meeting the Vision by supporting the creation of a strong residential neighbourhood and providing new development which values and enhances the area's heritage.

6. Community and other Stakeholder Support

1.34 4 respondents agreed with this option. However, 9 disagreed either due to the negative impact on the character of the area or the fact that this Option would not go far enough in terms dealing with the problems in the area. 12 residents of Dall Street proposed the Dall Street Residents' Alternative Vision.

7. Value for money and deliverability

1.35 The funding to acquire properties to assemble a site for redevelopment would come from the Council's Elevate budget. Any new housing that is developed on Council - owned sites will be delivered by the Council's lead developer partner. The refurbishment/ remodelling of a large number of properties would not be in line with current Council policy and would therefore be unlikely to receive funding. Delivery of that element of the proposal is therefore questionable.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.36 Area 2 is included within Character Area Two in the Burnley Wood Heritage Appraisal and is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. It states that the core area of terraced housing west

of Oxford Road has experienced dramatic change in recent years with pressure for clearance due to the surplus of terraced housing in Burnley and the problems of poor housing condition, lack of investment and demand, continuing crime and vandalism and subsequent loss of community. Plan F identifies the majority of the area as an area where heritage enhancement would make a significant impact. The clearance and redevelopment of this area as proposed in Option 2 would have some impact on the heritage of the area, but would offer an opportunity to tackle the area's problems and retain much of the fabric of the area for historical enhancement.

9. Options Appraisal Summary

1.37 Option 2 would have a positive impact on many sustainability objectives and would support strategic planning policies which promote new development on previously developed sites. This option would contribute towards the Strategic Priority 2 of Burnley's Community Strategy, the vision of Ambition Lancashire to provide a choice of good quality housing in successful, secure and sustainable communities, strategic priorities of the Housing Strategy, the Elevate Transformational Agenda, and the Vision for the area. Although there was some stakeholder support for the proposals, more residents disagreed with this option and proposed their own alternative vision. Plan F of the Heritage Appraisal identifies the majority of the area as an area where heritage enhancement would make a significant impact. Option 2 would contribute towards tackling the issues identified in the Heritage Appraisal whilst retaining much of the fabric of the area for historical enhancement.

1.38 Option 3: Remodelling

1. Sustainability Appraisal

1.39 The impacts of this proposal are generally positive, although there is some uncertainty/potentially negative impacts due to the effects on business and the loss of existing buildings. However, mitigation measures can be put in place to overcome these.

2. Fit with Strategic Planning Policies

Option 3 would support creating a more sustainable living environment as promoted in the Communities Plan through the improvement of a neighbourhood in an area of low demand housing. It would also be in accord with PPS 1 which advises that policies should seek to protect and enhance the quality and character of urban areas and that local planning authorities should enhance and protect the historic environment and townscape character. This proposals would also be in line with PPS 3 which states that conversions of existing housing can provide an important source of new housing and positive policies should be developed to identify and bring back into use empty houses.

RSS suggests that a sequential approach should be taken to meeting development needs (Policy DP1), with the initial consideration given to the effective use of existing buildings and infrastructure. Option 3 would be in line with this policy and also with Policy UR6 which suggests that priority should be given to making the best use of existing dwellings. It also supports the principle of protecting and enhancing the built heritage, and, in particular, that of Pennine mill towns in line with Policies ER3 and ER4.

It also accords with the Joint Lancashire Structure Plan which advises that measures to improve the existing housing stock will be targeted to the principal urban areas of Burnley (Policy 13).

The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes (Policy H9).

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.40 Option 3 would support Burnley's Future Strategic Priority 2: making the whole Borough clean, green and safe through the provision of enhanced neighbourhood management to tackle social and environmental problems in the area and tackling poor housing conditions and abandonment through physical improvements and selective demolition.

1.41 This proposal would provide limited support for the Ambition Lancashire vision of offering a choice of good quality housing in successful, secure and sustainable communities and creating a greener Lancashire where the urban areas contain fine buildings and inviting open spaces.

4. Relationship to other Plans and Programmes

1.42 It would also be in line with the Housing Strategy's priority of improving housing conditions and the local environment (Priority 1.2).

1.43 The proposal would support the strategic objective of the Elevate Transformational Agenda to accommodate people in attractive neighbourhoods and sustainable housing types. The Transformational Agenda seeks to improve housing quality. The proposal would also support the strategic objective to focus on enhancing the quality of environments, which will attract a broad section of the population and work force.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.44 Option 3 would contribute towards meeting the Vision of supporting the creation of a strong residential neighbourhood by maintaining the existing community in situ. However, it may not deal with the long standing environmental issues or provide sites for new development.

6. Community and other Stakeholder Support

1.45 13 respondents agreed with this Option as it would help the community and respect the history of the area. 4 respondents disagreed with the Option as it would not deal comprehensively with all the problems in the area and refurbishment of the stock may not be cost effective in the longer term. 12 residents of Dall Street proposed the Dall Street Residents' Alternative Vision.

7. Value for money and deliverability

1.46 Large scale refurbishment/remodelling would not be in line with current Council policy and would therefore be unlikely to receive funding. The delivery of this element is therefore questionable. There are also concerns over whether such an approach would provide value for money in the long term given the condition of some properties within the area.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.47 Area 2 is included within Character Area Two in the Burnley Wood Heritage Appraisal and is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. It states that the core area of terraced housing west of Oxford Road has experienced dramatic change in recent years with pressure for clearance due to the surplus of terraced housing in Burnley and the problems of poor housing condition, lack of investment and demand, continuing crime and vandalism and subsequent loss of community. Plan F identifies the majority of the area as an area where heritage enhancement would make a significant impact. Option 3 is likely to have a positive impact on the heritage of the area as it would retain the fabric of the area for historical enhancement.

9. Options Appraisal Summary

1.48 Option 3 would have a positive impact on many sustainability objectives and would support strategic planning policies which promote new development on previously developed sites. This Option would contribute towards the Strategic Priority 2 of Burnley's Community Strategy, the vision of Ambition Lancashire to provide a choice of good quality housing in successful, secure and sustainable communities, strategic priorities of the Housing Strategy, the Elevate Transformational Agenda, and the Vision for the area. There was some stakeholder support for the proposals, preferring this option to those that proposed clearance. Option 3 is likely to have a positive impact on the heritage of the area as it would retain the fabric of the area for historical enhancement.

1.49 Dall Street Residents' Association Alternative Vision

1. Sustainability Appraisal

1.50 The impacts of this proposal are generally positive, although there is some uncertainty or potentially negative impacts due to the use of Compulsory Purchase Orders and the potential displacement of the community.

2. Fit with Strategic Planning Policies

1.51 The Alternative Vision would provide some limited support towards creating a more sustainable living environment as promoted in the Communities Plan through the improvement of a neighbourhood in an area of low demand housing.

It would also be in accord with the Joint Lancashire Structure Plan which advises that measures to improve the existing housing stock will be targeted to the principal urban areas of Burnley (Policy 13). This policy also indicates that clearance will be undertaken where retention is not economically viable due to stock condition or low demand where it assists with the wider regeneration of an area.

However the relatively low level of clearance proposed in the Alternative Vision raises questions about whether the degree of intervention would be sufficient to tackle the problems effectively.

The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes (Policy H9).

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.52 The Alternative Vision would support Strategic Priority 2: Making the whole Borough clean, green and safe. However, the limited scale of the proposed new development would offer only limited opportunities to tackle long standing environmental and social problems.

1.53 It would provide some support for the Ambition Lancashire Vision of offering a choice of good quality housing in successful, secure and sustainable communities and creating a greener Lancashire where the urban areas contain fine buildings and inviting open spaces.

4. Relationship to other Plans and Programmes

1.54 This proposal would contribute towards the Housing Strategy's priorities of regenerating neighbourhoods and revitalising the housing market (Priority 1) and improving housing conditions and the local environment (Priority 1.2).

1.55 It would also support the strategic objective of the Elevate Transformational Agenda to accommodate people in attractive neighbourhoods and sustainable housing types. The Transformational Agenda seeks to improve housing quality to retain households and attract

new ones. The proposal would also support the strategic objective to focus on enhancing the quality of environments, which will attract a broad section of the population and work force.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.56 The Alternative Vision would contribute, to a limited degree, towards meeting the Vision by supporting the creation of a strong residential neighbourhood.

6. Community and other Stakeholder Support

1.57 12 residents of Dall Street proposed the Dall Street Residents' Alternative Vision. However, this option has not been subject to wider public consultation.

7. Value for money and deliverability

1.58 The Council's Elevate budget would fund the acquisition of properties to assemble the site for garden areas. However, the refurbishment/remodelling of a large number of properties would not be in line with current Council policy and would therefore be unlikely to receive funding. Delivery of that element of the proposal is therefore questionable.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.59 Area 2 is included within Character Area Two in the Burnley Wood Heritage Appraisal and is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. It states that the core area of terraced housing west of Oxford Road has experienced dramatic change in recent years with pressure for clearance due to the surplus of terraced housing in Burnley and the problems of poor housing condition, lack of investment and demand, continuing crime and vandalism and subsequent loss of community. Plan F identifies the majority of the area as an area where heritage enhancement would make a significant impact. The clearance and redevelopment of this area as proposed in the Alternative Vision would have some impact on the heritage of the area, but would offer an opportunity to tackle the area's problems and retain much of the fabric of the area for historical enhancement.

9. Options Appraisal Summary

1.60 The Alternative Vision would have a positive impact on many sustainability objectives and would support strategic planning policies which support the creation of a more sustainable living environment through the improvement of a neighbourhood in an area of low demand housing. This option would contribute towards the Strategic Priority 2 of Burnley's Community Strategy, the vision of Ambition Lancashire to provide a choice of good quality housing in successful, secure and sustainable communities, strategic priorities of the Housing Strategy, the Elevate Transformational Agenda, and the Vision for the area. There was some

stakeholder support for the proposal as it was proposed by a residents. However it was not subject to wider public consultation. Plan F of the Heritage Appraisal identifies the majority of the area as an area where heritage enhancement would make a significant impact. The Alternative Vision would contribute towards tackling the issues identified in the Heritage Appraisal and retain much of the fabric of the area for historical enhancement.

Area 2 - Preferred Option

1.61 The Options Appraisal suggests that redevelopment of part of the area for new housing along with retention of some of the existing housing stock would have positive impacts on a number of sustainability objectives and would generally support strategic planning policies to tackle housing market failure.

1.62 The Issues and Options consultation demonstrated that there was support both for retention and remodelling and clearance and redevelopment, with a general recognition that some degree of change is both necessary and desirable. The Neighbourhood Renewal Assessment also provided evidence that to achieve the area's vision there was a need for change.

1.63 The Preferred Option therefore seeks to address the area's housing, social and environmental problems by proposing a range of measures across the area. Where physical intervention is deemed necessary and deliverable, redevelopment for new housing will take place. Across the remaining area, the Council will seek to implement a toolkit of measures that tackles the area's social and environmental issues whilst retaining the housing stock. Essential to this approach will be the monitoring of key housing market indicators to measure the impact of the toolkit and complementary activity in the surrounding area.

1.64 AREA 3 - LAMBERT HOWARTH/FINSLEY WHARF

The Issues and Options document identified this site as Local Plan allocation GP4/1. This allocation proposes that the site be developed for a mix of uses. No options were put forward for further consultation.

1. Sustainability Appraisal

1.65 The impacts of this proposal are generally positive, although there is some uncertainty/potentially negative impacts due to impacts on Conservation Area, whether job opportunities will meet local needs, affordable housing, increased traffic volumes and the use of raw materials. However, mitigation measures could overcome these.

2. Fit with Strategic Planning Policies

1.66 The proposal would support the creation of a more sustainable living environment as promoted in the Communities Plan through the improvement of a neighbourhood in an area of low demand housing. In accordance with PPS1, it would promote the efficient use of land through higher density, mixed use developments and the use of suitably located previously developed land and buildings.

1.67 This proposal supports Policy DP1 of the Regional Spatial Strategy which promotes a sequential approach to meeting development needs with priority being given to the use of previously developed land, accessible by public transport, walking and cycling.

1.68 The Burnley Local Plan identifies this site as a mixed use redevelopment opportunity.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.69 By promoting the redevelopment of a redundant employment site to provide a mix of uses within inner Burnley, this proposal would support Burnley's Future Strategic Priority 1: Prosperity - securing the Borough's economic future by providing land for economic development and Strategic Priority 2: Places - making the whole Borough clean, green and safe.

1.70 It would also support the Ambition Lancashire vision of offering a choice of good quality housing in successful, secure and sustainable communities and creating a greener Lancashire where the urban areas contain fine buildings and inviting open spaces.

4. Relationship to other Plans and Programmes

1.71 This proposal would contribute towards the Housing Strategy priorities of regenerating neighbourhoods and revitalising the housing market (Priority 1) and restructuring the housing market and addressing inappropriate supply (Priority 1.1). This proposal would also contribute towards The Economic Development Strategy's strategic objective of providing sustainable sites and premises

1.72 Furthermore, it would support the strategic objective of the Elevate Transformational Agenda to accommodate people in attractive neighbourhoods and sustainable housing types. The Transformational agenda seeks to improve housing quality and expand the range of available products to retain households and attract new ones. Growing demand at both the affordable and higher ends of the market must be met. The proposal would also support the strategic objectives to focus on enhancing the quality of environments, which will attract a broad section of the population and work force by redeveloping and regenerating an old employment site and focusing on developing and investing in the sub-sectors of the economy that can be more competitive, to stimulate and develop higher value manufacturing sectors.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.73 This proposal contributes towards the Vision by supporting the creation of a strong residential neighbourhood and providing new development which values and enhances the area's heritage. It will also provide support for the residential neighbourhood by providing local employment development and local jobs

6. Community and other Stakeholder Support

1.74 6 respondents agreed with this option as the proposed redevelopment is an excellent opportunity to bring employment to the area and increase the number of visitors. One respondent disagreed with the Option on the grounds that it did not affect residents and will be brought forward by the private sector. Concerns were raised by one respondent over the potential negative impact of the redevelopment of this site on the core residential area in Burnley Wood

7. Value for money and deliverability

1.75 This site is in private ownership and redevelopment would be delivered by the site owner's and their development partners.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.76 Area 3 is included within Character Area Two in the Burnley Wood Heritage Appraisal which is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. The site is also located within the Canalside Conservation Area. Plan F identifies a number of statutory and locally listed buildings within the area. Two of the locally listed buildings, Healey Royd Mill and Finsley Mill are also identified as landmarks. Sensitive redevelopment of the site which enhances these elements will be supported.

9. Options Appraisal Summary

1.77 This proposal would have a positive impact on many sustainability objectives and would support strategic planning policies which promote new development on previously developed sites. This option would contribute towards the Strategic Priority 2 of Burnley's Community Strategy, the vision of Ambition Lancashire, strategic priorities of the Housing and Economic Development Strategies, the Elevate Transformational Agenda, the Vision for the area and there was some stakeholder support for the proposals. Sensitive redevelopment which enhances the statutory and locally listed buildings would be supported by the Heritage Appraisal.

Area 3 - Preferred Option

1.78 The response to the Issues and Options consultation supported the redevelopment of this site, providing that the redevelopment benefited the area. Outline planning permission has been granted for the redevelopment of the former Lambert Howarth site and detailed submissions for the first phase of redevelopment are expected shortly.

AREA 4 - PARLIAMENT STREET EMPLOYMENT AREA

1.79 Three options were proposed for this area in the Issues and Options Consultation Report in Summer 2006:

1.80 Option 1 suggested Environmental improvements and investment in existing properties. Option 2 suggested a rationalisation of employment uses and redevelopment of sites for a mix of uses

Option 3 suggested no change

Option 1: Environmental Improvements and Investment in existing properties

1. Sustainability Appraisal

1.81 The sustainability appraisal suggests that there may be limited positive impact across several sustainability issues, including economic disparities, image, urban renaissance, and resource use and management. However, the limited scale of the proposed changes suggests that there is likely to be no impact across the majority of objectives and uncertain impact on objectives such as energy use, sustainable transport, natural environment and community cohesion.

2. Fit with Strategic Planning Policies

1.82 Option 1 would support the creation of a more sustainable living environment as promoted in the Communities Plan by improving a neighbourhood in an area of low demand housing. It would also accord with the advice in PPS 1 that policies should seek to protect and enhance the quality and character of urban areas and that local planning authorities should enhance and protect the historic environment and townscape character.

RSS suggests that a sequential approach should be taken to meeting development needs (Policy DP1), with the initial consideration given to the effective use of existing buildings and infrastructure. This option is in line with this policy and also supports the principles of protecting and enhancing built heritage, and in particular that of Pennine mill towns in line with Policies ER3 and ER4.

1.83 The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes (Policy H9).

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.84 Option 1 will support Burnley's Future Strategic Priority 1: Prosperity - securing the Borough's economic future by safeguarding employment land and Strategic Priority 2: Places - making the whole Borough clean, green and safe by undertaking environmental improvements and security improvements to existing business premises.

1.85 This proposal would also support the Ambition Lancashire vision of achieving an economically prosperous county by safeguarding employment sites.

4. Relationship to other Plans and Programmes

1.86 It would contribute towards meeting the Economic Development Strategy's strategic objective of providing sustainable business sites and premises by promoting the improvement of existing buildings and through the introduction or upgrading of security measures.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.87 Option 1 will contribute towards the Vision by supporting local employers who provide important local job opportunities.

6. Community and other Stakeholder Support

1.88 All eight responses in relation to this Option were in agreement with the actions proposed.

7. Value for money and deliverability

1.89 Environmental improvements to properties would be delivered by the respective owners with support from the Council's Regeneration and Economic Development Unit where appropriate. Retention and improvement of existing businesses/premises would provide better value for money than acquiring/relocating businesses and redeveloping these sites.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.90 Area 4 is included within Character Area Two in the Burnley Wood Heritage Appraisal which is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. The mill complex which makes up Area 4 was developed during the 19th Century, with Handbridge Mill, opposite Towneley Lodge, probably the earliest as it was built about 1844. Burnley Wood Mill, Pentridge Mill and the stone walls of Spa Field Mill are identified on Plan F as buildings/features of Local Heritage Value. Pentridge Mill, with its statutorily listed chimney, is also identified as a landmark. Option 1 should have a positive impact on the heritage of the area, as it would offer an opportunity to retain and improve the fabric of the area for historical interest.

9. Options Appraisal Summary

1.91 Option 1 suggests limited intervention and would therefore have no impact on many sustainability objectives. This Option would support strategic planning policies which promote improvements to neighbourhoods in low demand housing areas. It would contribute towards the Strategic Priorities 1 and 2 of Burnley's Community Strategy, the vision of Ambition Lancashire to achieve an economically prosperous County, strategic priorities of the Economic Development Strategy and the Vision for the area. There was some stakeholder support for the proposals. Option 1 is likely to have a positive impact on the heritage of the area, as it would offer an opportunity to retain and improve the fabric of the area.

Option 2: Rationalisation of employment uses and redevelopment

1. Sustainability Appraisal

1.92 The Sustainability Appraisal suggests that there may be limited positive impacts across several sustainability issues including image, access to goods and services and urban renaissance. However, due to the potential impact on local employment opportunities, the Sustainability Appraisal identifies a large number of negative impacts.

2. Fit with Strategic Planning Policies

1.93 Option 2 would support the creation of a more sustainable living environment as promoted in the Communities Plan through the improvement of a neighbourhood in an area of low demand housing. It would be in line with PPS 1 which advises that local authorities should promote the efficient use of land through higher density, mixed use developments and the use of suitably located previously developed land and buildings. It would also accord with the advice in PPS 3 which encourages housing developments in suitable locations offering a good range of community facilities with good access to jobs, key services and infrastructure.

1.94 It supports Policy DP1 of the Regional Spatial Strategy which promotes a sequential approach to meeting development needs and Policy UR4 which advises that at least 65% of new dwellings in Lancashire should be built on previously developed land.

1.95 The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.96 This Option may support Burnley's Future Strategic Priority 2: Places - making the whole Borough clean, green and safe by providing new development which enhances the area, but it will not contribute to Strategic Priority 1: Prosperity - securing the Borough's economic future or the Ambition Lancashire vision of achieving an economically prosperous county as it would adversely affect the supply of employment land and jobs.

4. Relationship to other Plans and Programmes

1.97 Furthermore, it is unlikely to contribute towards the Economic Development Strategy's strategic objective of providing sustainable business sites and premises as it would adversely affect the supply of employment land and jobs.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.98 Option 2 may contribute towards the Vision by providing sites for new development. However, re-locating local employers may adversely affect the supply of local employment opportunities.

6. Community and other Stakeholder Support

1.99 1 respondent agreed with this option and 3 disagreed due to the loss of existing solid businesses.

7. Value for money and deliverability

1.100 The acquisition of properties to assemble a site for redevelopment would be funded by the Council's Elevate budget. Any housing redevelopment would be delivered by the Council's lead developer partner. The level of resources required to assemble a site for redevelopment could mean that this proposal does not represent value for money when looking at other priorities across the Elevate area.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.101 Area 4 is included within Character Area Two in the Burnley Wood Heritage Appraisal. This is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. The mill complex which comprises Area 4 was developed during the 19th Century, with Handbridge Mill, opposite Towneley Lodge probably the earliest. Burnley Wood Mill, Pentridge Mill and the stone walls of Spa Field Mill are identified on Plan F as buildings/features of Local Heritage Value. Pentridge Mill, with its statutorily listed chimney, is also identified as a landmark. Option 2 could have an adverse impact on the local heritage of the area.

9. Options Appraisal Summary

1.102 This Option would have a negative impact on many sustainability objectives. However, it would support strategic planning policies which promote the improvement of a neighbourhood within an area of low demand housing. It would contribute towards Strategic Priority 2 of Burnley's Community Strategy, but would not contribute towards Strategic Priority 1, the strategic objectives of the Economic Development Strategy or the vision of Ambition Lancashire as it would adversely affect local businesses. The Option may support the Vision as it would assemble new sites for development, but it would not support local employers. There was little stakeholder support for the proposals due to their likely affect on local businesses. Option 2 could also have an adverse impact on the local heritage of the area.

Option 3: No Change

1. Sustainability Appraisal

1.103 The Sustainability Appraisal identified only positive impacts on a number of issues such as economic disparities, healthy labour market, and uncertain or no likely impact impact on all other sustainability objectives.

2. Fit with Strategic Planning Policies

1.104 Doing nothing would not support the creation of a more sustainable living environment as promoted in the Communities Plan.

Policy H9 of the Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes. An Option of no change would not be in line with the aims of the policy as this seeks to encourage regeneration through such measures as environmental improvements and crime reduction and community safety measures.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.105 Option 3 may indirectly contribute towards Burnley's Future Strategic Priority 1: Prosperity - securing the Borough's economic future and the Ambition Lancashire vision to achieve an economically prosperous County by retaining existing employment opportunities but it would be unlikely to contribute positively towards Strategic Priority 2 - Places - making the whole Borough clean, green and safe as no funding would be sought to undertake environmental improvements to the existing premises or improve security in the area.

4. Relationship to other Plans and Programmes

1.106 This proposal may indirectly contribute towards the Economic Development Strategy strategic objective of providing sustainable business sites and premises by retaining existing premises but a lack of investment would miss an opportunity to promote the improvement of existing buildings and the introduction or upgrading of security measures.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.107 Option 3 supports the Vision to provide local employment opportunities. However, without investment in the area's environment, the potential to improve the neighbourhood may be lost.

6. Community and other Stakeholder Support

1.108 Both respondents to this Option considered that no change was not an option that should be implemented.

7. Value for money and deliverability

1.109 There is no proposal to be delivered, but in the long term, under-investment in properties may not represent value for money.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.110 Area 4 is included within Character Area Two in the Burnley Wood Heritage Appraisal which is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. The mill complex which makes up Area 4 was developed during the 19th Century, with Handbridge Mill, opposite Towneley Lodge probably the earliest. Burnley Wood Mill, Pentridge Mill and the stone walls of Spa Field Mill are identified on Plan F as buildings/features of Local Heritage Value. Pentridge Mill, with its statutorily listed chimney, is also identified as a landmark. Option 3 would have an uncertain impact on the heritage of the area, as it would offer an opportunity to retain the fabric of the area for historical interest, but there is a possibility that without intervention, the area could decline, potentially eroding the condition of the properties.

9. Options Appraisal Summary

1.111 A 'No Change' option would have a little or no impact on many sustainability objectives. It would not support strategic planning policies which seek to improve neighbourhoods within areas of low demand housing. This option may indirectly contribute towards the Strategic Priority 1 of Burnley's Community Strategy, the strategic objectives of the Economic Development Strategy, the vision of Ambition Lancashire and the Vision for the area as it would retain existing businesses, but without investment in the area's environment, the

potential to improve the neighbourhood may be lost. There was no stakeholder support for a 'No Change' option. A 'No Change' option would have an uncertain impact on the heritage of the area, as it would offer an opportunity to retain the fabric of the area for historical interest, but there is a possibility that without intervention, the area could decline, potentially eroding the condition of the properties.

Area 4 Preferred Option

1.112 The Options Appraisal suggests that proposed environmental improvements and increased security measures for the existing premises would have positive impacts on a number of sustainability objectives and would generally support strategic planning policies to improve areas suffering from housing market failure.

1.113 The Issues and Options consultation demonstrated that there is support for these employment uses remaining in Burnley Wood as they provide local employment and a workforce that supports local shops and services.

1.114 The Preferred Option therefore seeks to support these existing businesses.

AREA 5 - PLUMBE STREET

1.115 The Issues and Options Consultation Report prepared in Summer 2006 proposed 4 options for this area:

1.116 Option 1 suggested the retention of existing mix of uses and improvements to the existing employment premises.

Option 2 suggested the creation of a new employment site through the redevelopment of non-employment uses around Lutner Street

Option 3 suggested mixed use redevelopment of the western side of Plumbe Street

Option 4 suggested no change

Option 1: Retention of existing mix of uses

1. Sustainability Appraisal

1.117 The Sustainability Appraisal suggests that there may be a limited positive impact across several sustainability issues, including economic disparities, image, urban renaissance, community involvement and resource use and management. However, the limited scale of the proposed changes suggests that there is likely to be no impact across the majority of objectives and uncertain impact on objectives such as crime reduction, cultural and built environment and energy use.

2. Fit with Strategic Planning Policies

1.118 This proposal would support the creation of a more sustainable living environment as promoted in the Communities Plan through the improvement of a neighbourhood in an area of low demand housing.

The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.119 Option 1 will support Burnley's Future Strategic Priority 1: Prosperity - securing the Borough's economic future and Ambition Lancashire's vision of achieving an economically prosperous county by safeguarding employment land and Strategic Priority 2: Places - making the whole Borough clean, green and safe by undertaking environmental improvements to existing business premises.

4. Relationship to other Plans and Programmes

1.120 This proposal would contribute towards the Economic Development Strategy's strategic objective of providing sustainable business sites and premises by promoting the improvement of existing buildings and the introduction or upgrading of security measures. The improvement of existing residential properties may also contribute towards the Housing Strategy's priority of improving housing conditions and the local environment (Priority 1.2) and the strategic objective of the Elevate Transformational Agenda to accommodate people in attractive neighbourhoods and sustainable housing types. The proposal would also support the strategic objective to focus on enhancing the quality of environments, which will attract a broad section of the population and work force.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.121 Option 1 contributes to the Vision by supporting local employers.

6. Community and other Stakeholder Support

1.122 3 respondents agreed with this option and 4 disagreed. Those respondents that disagreed raised concerns over business contributions to improvements, the negative impacts of an increase in traffic and whether the proposed interventions would deal with the area's problems.

7. Value for money and deliverability

1.123 The improvements to existing premises would be delivered by the site owners with support from the Council's Regeneration and Development Unit where appropriate. The retention and improvement of existing uses may provide better value for money than the cost of acquiring and relocating existing occupiers.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.124 Area 5 is included within Character Area Two in the Burnley Wood Heritage Appraisal which is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Area 5 mainly comprises a range of industrial and mill buildings which run along the Leeds - Liverpool Canal Straight Mile. Spring Garden Mill to the north was the first to be built. Plan F identifies Dean Mill and the remaining southern frontage of the Burnley Carriage Company livery stables as Buildings/Features of Local Heritage Value. A number of buildings, including Spring Garden Mill are also identified for heritage enhancement. Option 1 should have a positive impact on the heritage of the area, as it would offer an opportunity to retain and improve the fabric of the area for historical interest.

9. Options Appraisal Summary

1.125 Option 1 suggests limited intervention and would therefore have no impact on many sustainability objectives. This Option would support strategic planning policies which promote improvements to neighbourhoods in low demand housing areas. This Option would contribute towards the Strategic Priorities 1 and 2 of Burnley's Community Strategy, the vision of Ambition Lancashire to achieve an economically prosperous county, strategic priorities of the Economic Development Strategy and Housing Strategy and the Vision for the area. There was some stakeholder support for the proposals. However, a larger number disagreed. Option 1 is likely to have a positive impact on the heritage of the area, as it would offer an opportunity to retain and improve the fabric of the area for historical interest.

Option 2: Redevelopment of non-employment uses

1. Sustainability Appraisal

1.126 The Sustainability Appraisal indicates that for the majority of sustainability objectives, there will be uncertain or no likely impacts. However, there are potentially positive impacts to economic disparities and economic inclusion through new employment development, but potential negative impacts in respect of development in the flood zone and the use of new materials

2. Fit with Strategic Planning Policies

1.127 This proposal would support the creation of a more sustainable living environment as promoted in the Communities Plan.

1.128 The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.129 Option 2 will support Burnley's Future Strategic Priority 1: Prosperity - securing the Borough's economic future and Ambition Lancashire's vision of providing a economically prosperous county by creating new employment land and improving the access for existing employment sites.

4. Relationship to other Plans and Programmes

1.130 This proposal would contribute towards the Economic Development Strategy's strategic objective of providing sustainable business sites and premises by identifying new employment land.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.131 Option 2 contributes to the Vision by supporting local employers and providing new employment land

6. Community and other Stakeholder Support

1.132 3 respondents agreed with this option and 3 disagreed. Those that agreed welcomed the opportunity for additional employment opportunities, whilst those who disagreed raised concerns the negative impacts of an increase in traffic and whether the proposed interventions would deal with the area's problems.

7. Value for money and deliverability

1.133 Funding for the acquisition of non-employment uses would come from the North West Development Agency (NWDA). Any employment development brought forward would be by the private sector. As the availability of funding from NWDA is uncertain, this raises questions over the deliverability of this proposal.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.134 Area 5 is included within Character Area Two in the Burnley Wood Heritage Appraisal which is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Area 5 comprises a range of industrial and mill

buildings which run along the Straight Mile. Spring Garden Mill to the north was the first to be built. Plan F identifies Dean Mill and the remaining southern frontage of the Burnley Carriage Company livery stables as Buildings/Features of Local Heritage Value. A number of buildings, including Spring Garden Mill, are also identified for heritage enhancement. Option 2 should have a positive impact on the heritage of the area, as it would offer an opportunity to retain and improve much of the fabric of the area for historical interest.

9. Options Appraisal Summary

1.135 Option 2 is likely to have little or no impact on many sustainability objectives. This Option would support strategic planning policies which promote improvements to neighbourhoods in low demand housing areas. It would also contribute towards the Strategic Priority 1 of Burnley's Community Strategy, the vision of Ambition Lancashire to achieve an economically prosperous County, strategic priorities of the Economic Development Strategy and the Vision for the area. There was some stakeholder support for the proposals but the same number disagreed. Option 2 is likely to have a positive impact on the heritage of the area, as it would offer an opportunity to retain and improve the fabric of the area for historical interest.

Option 3: Mixed Use Redevelopment

1. Sustainability Appraisal

1.136 The impacts of this proposal are generally positive, although there is some uncertainty potentially negative impacts including environmental quality, climate change, resource use, energy use, natural environment, cultural and built environment. However, mitigation measures could overcome these.

2. Fit with Strategic Planning Policies

1.137 Option 3 would support the creation of a more sustainable living environment as promoted in the Communities Plan through the improvement of a neighbourhood in an area of low demand housing. It would also accord with PPS 1 which advises that local authorities should promote the efficient use of land through higher density, mixed use developments and the use of suitably located previously developed land and buildings, and PPS 3 which encourages housing developments in suitable locations offering a good range of community facilities with good access to jobs, key services and infrastructure.

1.138 Option 3 supports Policy DP1 of the Regional Spatial Strategy which promotes a sequential approach to meeting development needs and Policy UR4 which advises that at least 65% of new dwellings in Lancashire should be built on previously developed land.

1.139 The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.140 By proposing the comprehensive redevelopment of the area, Option 3 would support Burnley's Future Strategic Priority 1: Prosperity - securing the Borough's economic future, Strategic Priority 2: making the whole Borough clean, green and safe and Ambition Lancashire's vision of achieving an economically prosperous county. New development may also offer significant opportunities to tackle long standing environmental problems through the promotion of high quality design and a more sustainable mix of uses.

4. Relationship to other Plans and Programmes

1.141 This proposal would contribute towards the Housing Strategy Priorities of regenerating neighbourhoods and revitalising the housing market (Priority 1), restructuring the housing market and addressing inappropriate supply (Priority 1.1) and improving housing conditions and the local environment (Priority 1.2). Development by the Council's lead developer partner and lead registered social landlord will also contribute towards meeting Priority 2 by enabling a range of affordable housing options to meet need.

1.142 This proposal would also help meet the Economic Development Strategy's strategic objectives of providing sustainable business sites and premises by providing new sites for employment.

1.143 This proposal would support the strategic objective of the Elevate Transformational Agenda to accommodate people in attractive neighbourhoods and sustainable housing types. The Transformational Agenda seeks to improve housing quality and expand the range of available products to retain households and attract new ones. Growing demand at both the affordable and higher ends of the market must be met. The proposal would also support the strategic objective to focus on enhancing the quality of environments, which will attract a broad section of the population and work force.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.144 Option 3 contributes towards the Vision by supporting the creation of a strong residential neighbourhood and providing new development which values and enhances the area's heritage. It will also support the residential neighbourhood by providing local employment development and local jobs

6. Community and other Stakeholder Support

1.145 3 respondents agreed with this option and 2 disagreed. Those that agreed felt that this option would allow for innovative mixed use schemes and private investment, although 1 respondent questioned how the proposed interventions would support existing businesses.

7. Value for money and deliverability

1.146 The acquisition of land and buildings to assemble sites for redevelopment would be funded by the Council's Elevate budget and the North West Development Agency. New housing would be developed by the Council's lead developer partner and new employment/commercial space by the private sector. The cost of acquiring premises and relocating businesses and residents may not represent value for money given the priorities for investment with the rest of the AAP area and the wider Elevate intervention area within Burnley.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.147 Area 5 is included within Character Area Two in the Burnley Wood Heritage Appraisal which is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Area 5 comprises a range of industrial and mill buildings which run along the Straight Mile. Spring Garden Mill to the north was the first to be built. Plan F identifies Dean Mill and the remaining southern frontage of the Burnley Carriage Company livery stables as Buildings/Features of Local Heritage Value. A number of buildings, including Spring Garden Mill are also identified for heritage enhancement. Option 3 may have an uncertain impact on the heritage of the area as redevelopment and investment could provide the opportunity to improve and enhance the buildings and features that have been identified in the heritage appraisal, but unsympathetic redevelopment could have an adverse effect.

9. Options Appraisal Summary

1.148 This proposal would have a positive impact on many sustainability objectives and would support strategic planning policies which promote new development on previously developed sites. It would contribute towards Strategic Priorities 1 and 2 of Burnley's Community Strategy, the vision of Ambition Lancashire, strategic priorities of the Housing Strategy and the Economic Development Strategy, the Elevate Transformational Agenda, the Vision for the area and there was some stakeholder support for the proposals. However, it may have an uncertain impact on the heritage of the area.

Option 4: No Change

1. Sustainability Appraisal

1.149 The Sustainability Appraisal identifies positive impacts on a number of issues such as economic disparities, economic inclusion and sustainable transport, negative impacts in relation to climate change due to liability to flooding and uncertain or no likely impact on all other sustainability objectives.

2. Fit with Strategic Planning Policies

1.150 Option 4 would not support the creation of a more sustainable living environment as promoted in the Communities Plan. Policy H9 of the Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes. An Option of no change would not be in line with the aims of this policy which seeks to encourage regeneration through such measures as the improvement of existing property, new development, environmental improvements and crime reduction and community safety measures.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.151 By retaining existing employment opportunities, this Option may indirectly contribute towards Burnley's Future Strategic Priority 1: Prosperity - securing the Borough's economic future and Ambition Lancashire's vision of achieving an economically prosperous county. However, it would be unlikely to contribute positively towards Strategic Priority 2 - Places - making the whole Borough clean, green and safe as no funding would be sought to undertake environmental improvements to the existing premises or improve security in the area.

4. Relationship to other Plans and Programmes

1.152 This proposal would indirectly contribute towards the Economic Development Strategy's strategic objective of providing sustainable business sites and premises by retaining existing premises, but a lack of investment is unlikely to bring about improvements to the premises.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.153 Option 4 supports the Vision to provide local employment opportunities. However, without investment in the area's environment, the potential to improve the neighbourhood may be lost.

6. Community and other Stakeholder Support

1.154 2 respondents agreed with this option as it allows retention of well kept owner occupied residences and 3 disagreed, as there are areas of derelict land and a 'No Change' option does not address the fundamental problems of this area

7. Value for money and deliverability

1.155 There is no proposal to deliver. However, a lack of investment may, in the long term, prove to be poor value for money if it leads to a deterioration of the area.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.156 Area 5 is included within Character Area Two in the Burnley Wood Heritage Appraisal which is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Area 5 comprises a range of industrial and mill buildings which run along the Straight Mile. Plan F identifies Dean Mill and the remaining southern frontage of the Burnley Carriage Company livery stables as Buildings/Features of Local Heritage Value. A number of buildings, including Spring Garden Mill, are also identified for heritage enhancement. Option 4 would have an uncertain impact on the heritage of the area, as it would offer an opportunity to retain the fabric of the area for historical interest, but there is a possibility that, without intervention, the area could decline further.

9. Options Appraisal Summary

1.157 A 'No Change' option would have little or no impact on many sustainability objectives. It would not support strategic planning policies which seek to improve neighbourhoods in areas of low demand housing. This option may indirectly contribute towards Strategic Priority 1 of Burnley's Community Strategy, the strategic objectives of the Economic Development Strategy, the vision of Ambition Lancashire and the Vision for the area as it would retain existing businesses, but, without investment in the area's environment or business premises, the potential to improve the neighbourhood may be lost. There was some stakeholder support but more stakeholders disagreed with a 'No Change' option. A 'No Change' option would have an uncertain impact on the heritage of the area, as there is a possibility that, without intervention, the area could decline.

Area 5 - Preferred Option

1.158 The Options Appraisal suggests that the retention of existing uses would have positive impacts on a number of sustainability objectives and would generally support strategic planning policies to tackle housing market failure.

1.159 The Issues and Options consultation demonstrated that there is support for both the existing mix of uses and for redevelopment. However, given the Local Plan allocation for further employment development and the need to prioritise resources and focus new residential development, it is considered the most appropriate option for this site would be to maintain and support the existing businesses/occupiers.

1.160 The Preferred Option therefore carries forward the Local Plan allocation for new employment development and promotes the redevelopment of the under-utilised premises on Lutner Street for employment.

AREA 6: PARLIAMENT STREET (INCLUDING THE LOCAL CENTRE)

1.161 The Issues and Options Consultation Report prepared in Summer 2006 proposed three options for this area:

1.162 Option 1 suggested the retention of the Local Centre and investment in/improvements to the existing properties.

Option 2 suggested the redevelopment of the Local Centre.

Option 3 suggested no change.

Option 1: Retain Local Centre

1. Sustainability Appraisal

1.163 The impacts of this proposal are generally positive, although there are some uncertain or potentially negative impacts including economic inclusion, sustainable transport, environmental quality and climate change. However, mitigation measures could overcome these.

2. Fit with Strategic Planning Policies

1.164 This proposal would support the creation of a more sustainable living environment as promoted in the Communities Plan and would accord with PPS6: Planning For Town Centres which instructs local authorities to take a positive approach to strengthening local centres and planning for local shops. Where appropriate, they should seek to protect existing facilities and remedy deficiencies in local shopping.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.165 Option 1 will contribute towards Burnley's Future Strategic Priority 1: Prosperity - securing the Borough's economic future and Ambition Lancashire's vision of achieving an economically prosperous county by promoting investment in the local retail centre.

4. Relationship to other Plans and Programmes

1.166 The retention and improvement of residential properties may contribute towards the Housing Strategy's priority of improving housing conditions and the local environment (Priority 1.2).

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.167 Option 1 contributes toward the Vision by maintaining the area's local shops. However, a lack of investment in the Parliament Street frontage would be a missed opportunity to enhance the area's gateway.

6. Community and other Stakeholder Support

1.168 6 respondents agreed with this option as the buildings are sound, with no vacancies. In addition, one respondent's view was that the roads of Plumbe/Hornby/Branch house many owner occupiers and it makes sense to allow them to continue living there. 1 respondent disagreed with the option.

7. Value for money and deliverability

1.169 The improvements to shop premises would be undertaken by the owners with support from the Council's Regeneration and Economic Development Unit where appropriate. Improvements to existing premises may provide better value for money than acquiring/relocating current occupiers.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.170 Area 6 is included within Character Area Two in the Burnley Wood Heritage Appraisal which is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Plan F identifies 15 - 139 Parliament Street for heritage enhancements. 19-21 Branch Road, which features a painted advertisement for the Burnley Co-operative Society on the gable, has been identified as a feature of Local Heritage Value. Option 1 should have a positive impact on the heritage of the area, as it would offer an opportunity to retain and improve much of the fabric of the area of historical interest.

9. Options Appraisal Summary

1.171 This proposal would have a positive impact on many sustainability objectives and would accord strategic planning policies which support local centres and promote the improvement of a neighbourhood within an area of low demand housing. This option would contribute towards the Strategic Priority 1 of Burnley's Community Strategy, the vision of Ambition Lancashire, strategic priorities of the Housing Strategy, the Vision for the area and there was some stakeholder support for the proposals. Option 1 should have a positive impact on the heritage of the area, as it would offer an opportunity to retain and improve much of the fabric of the area.

Option 2: Redevelop Local Centre

1. Sustainability Appraisal

1.172 The impacts of this proposal are generally positive, although there is some uncertainty and potentially negative impacts including economic inclusion, sustainable transport, environmental quality, resource use and management and climate change. However, mitigation measures could overcome these.

2. Fit with Strategic Planning Policies

1.173 This proposal would support the creation of a more sustainable living environment as promoted in the Communities Plan through the improvement of a neighbourhood in an area of low demand housing. It would be in line with PPS6: Planning For Town Centres which indicates the local authorities should take a positive approach to strengthening local centres and planning for local shops. Where appropriate, they should seek to protect existing facilities and remedy deficiencies in local shopping.

1.174 The Burnley Local Plan identifies the local centre and shows Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.175 Option 2 will contribute towards Burnley's Future Strategic Priority 1: Prosperity - securing the Borough's economic future and the Ambition Lancashire vision of achieving an economically prosperous county by promoting investment in the local retail centre.

4. Relationship to other Plans and Programmes

1.176 This proposal would contribute towards the Housing Strategy's priorities of regenerating neighbourhoods and revitalising the housing market (Priority 1), restructuring the housing market and addressing inappropriate supply (Priority 1.1) and improving housing conditions and the local environment (Priority 1.2). Development by the Council's lead developer partner and lead registered social landlord will also contribute towards Priority 2 by enabling a range of affordable housing options to meet need.

1.177 This proposal could support the strategic objective of the Elevate Transformational Agenda to accommodate people in attractive neighbourhoods and sustainable housing types. The proposal would also support the strategic objective to focus on enhancing the quality of environments, which will attract a broad section of the population and work force.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.178 Option 2 contributes toward the Vision by maintaining the area's local shops and encouraging investment in the local centre through its redevelopment..

6. Community and other Stakeholder Support

1.179 3 respondents agreed with this option and 3 disagreed. Those that agreed felt that redevelopment would allow necessary improvements to be undertaken to improve congestion and remove on street parking. Those that disagreed felt that other parts of Burnley Wood should be the priority for investment given that the properties, particularly on Hornby, Plumbe and Branch, are in a reasonable condition and sustainable.

7. Value for money and deliverability

1.180 The acquisition and relocation of premises would be funded by the Council's Elevate budget and the North West Development Agency. However, uncertainty about the availability of funding casts doubt on the delivery of this proposal. The acquisition /relocation of premises/businesses may not provide value for money given the level of resources required and the alternative priorities within the neighbourhood and the wider Elevate Intervention Area in Burnley.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.181 Area 6 is included within Character Area Two in the Burnley Wood Heritage Appraisal which is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Plan F identifies 15 - 139 Parliament Street for heritage enhancements. 19-21 Branch Road, which features a painted advertisement for the Burnley Co-operative Society on the gable, has been identified as a feature of Local Heritage Value. Option 2 should have a positive impact on the heritage of the area, as it would offer an opportunity to retain and improve much of the fabric of the area for historical interest.

9. Options Appraisal Summary

1.182 This proposal would have a positive impact on many sustainability objectives and would support strategic planning policies which promote local centres and the improvement of neighbourhoods in areas of low demand housing. This option would contribute towards the Strategic Priority 1 of Burnley's Community Strategy, the vision of Ambition Lancashire, strategic priorities of the Housing Strategy, the Elevate Transformational Agenda, the Vision for the area and there was some stakeholder support for the proposals. Option 2 should have a positive impact on the heritage of the area, as it would offer an opportunity to retain and improve much of the fabric of the area.

Option 3: No Change

1. Sustainability Appraisal

1.183 The Sustainability Appraisal identified only negative impacts on two issues: environmental quality and climate change and uncertain or no likely impact on all other sustainability objectives.

2. Fit with Strategic Planning Policies

1.184 Option 3 would not support the creation of a more sustainable living environment as promoted in the Communities Plan although it would protect an existing retail centre in line with paragraph 2.58 of PPS6: Planning For Town Centres .

The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes. An option of no change would not be in line with the aims of this policy which seeks to encourage regeneration through measures such as the improvement of existing property, new development, environmental improvements and crime reduction and community safety measures.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.185 By retaining existing employment opportunities, Option 3 may indirectly contribute towards Burnley's Future Strategic Priority 1: Prosperity - securing the Borough's economic future and the Ambition Lancashire vision of achieving an economically prosperous county. However, it would be unlikely to contribute positively towards Strategic Priority 2 - Places - making the whole Borough clean, green and safe as no funding would be sought to undertake environmental improvements to the existing premises in the area.

4. Relationship to other Plans and Programmes

1.186 A 'No Change' option will not positively contribute towards the strategic objectives of the Economic Development Strategy, the priorities of the Housing Strategy or the strategic objectives of Elevate's Transformational Agenda.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.187 Option 3 supports the Vision to provide local employment opportunities. However, without investment in the area, the potential to improve the neighbourhood may be lost.

6. Community and other Stakeholder Support

1.188 2 respondents disagreed with this option.

7. Value for money and deliverability

1.189 There is no proposal to deliver. However, a 'No Change' option may lead to a deterioration in the condition of properties which may in the long term prove to represent poor value for money.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.190 Area 6 is included within Character Area Two in the Burnley Wood Heritage Appraisal which is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Plan F identifies 15 - 139 Parliament Street for heritage enhancements. 19-21 Branch Road, which features a painted advertisement for the Burnley Co-operative Society on the gable, has been identified as a feature of Local Heritage value. Option 3 would have an uncertain impact on the heritage of the area, as it would offer an opportunity to retain the fabric of the area, but there is a possibility that without intervention, the area could decline further.

9. Options Appraisal Summary

1.191 A 'No Change' option would have little or no impact on many sustainability objectives. It would not support strategic planning policies which seek to improve neighbourhoods in areas of low demand housing. This option may indirectly contribute towards Strategic Priority 1 of Burnley's Community Strategy as it would retain existing businesses. However, it would not contribute towards the strategic objectives of the Economic Development Strategy and the Housing Strategy, the vision of Ambition Lancashire and the Vision for the area. Without investment in the area, the potential to improve the neighbourhood may be lost. There was no stakeholder support for this option. A 'No Change' option would have an uncertain impact on the heritage of the area, as it would offer an opportunity to retain the fabric of the area but there is a possibility that, without intervention, the area could decline further.

Area 6 - Preferred Option

1.192 The Options Appraisal suggests that retention of the retail centre and the redevelopment of vacant and poor condition properties would have positive impacts on a number of sustainability objectives and would generally support strategic planning policies to tackle housing market failure.

1.193 The Issues and Options Consultation demonstrated that the majority of properties in this area were thought to be sound and were owner occupied. On a number of streets, vacant properties were not an issue. However, a number of respondents could see the merits of redevelopment if it could alleviate parking problems in the area.

1.194 The Preferred Option will therefore support the retention of the local centre and those properties in good condition. Those properties considered to be in poor condition will be put forward for redevelopment.

AREA 7 - LAND REAR OF MARLBOROUGH STREET

1.195 The Issues and Options Consultation Report prepared in Summer 2006 proposed three options for this area:

1.196 Option 1 suggested redevelopment of the the site for housing

Option 2 suggested partial redevelopment of the site for housing

Option 3 suggested no change

Option 1: Redevelopment

1. Sustainability Appraisal

1.197 The Sustainability Appraisal shows that there would be positive impacts on image, community involvement and access to goods and services, uncertain impacts on growth potential, urban renaissance, sustainable transport, affordable housing, crime reduction, environmental quality, climate change, energy use and waste recycling and negative impacts on economic inclusion, natural environment and resource use and management.

2. Fit with Strategic Planning Policies

1.198 Option 1 would support the creation of a more sustainable living environment as promoted in the Communities Plan by improving a neighbourhood in an area of low demand housing. It would also be in line with PPS 3 which encourages housing developments in suitable locations offering a good range of community facilities with good access to jobs, key services and infrastructure.

1.199 It supports Policy DP1 of the Regional Spatial Strategy which promotes a sequential approach to meeting development needs with priority being given to the use of previously developed land, accessible by public transport, walking and cycling. It would also be in accord with Policy UR4 which advises that at least 65% of new dwellings in Lancashire should be built on previously developed land.

1.200 The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.201 By proposing the development of an area in employment use, Option 1 is unlikely to contribute towards Burnley's Future Strategic Priority 1: Prosperity - securing the Borough's economic future or Ambition Lancashire's vision of achieving an economically prosperous

county. Also, it would be unlikely to contribute positively towards Burnley's Future Strategic Priority 2 - Places - making the whole Borough clean, green and safe as it would involve the development of open space. It would, however, maintain the allotments to the rear of Marlborough Street.

4. Relationship to other Plans and Programmes

1.202 New housing development could contribute towards the Housing Strategy's priorities of regenerating neighbourhoods and revitalising the housing market (Priority 1), restructuring the housing market and addressing inappropriate supply (Priority 1.1) and improving housing conditions and the local environment (Priority 1.2). Development by the Council's lead developer partner and lead registered social landlord will also contribute towards Priority 2 by enabling a range of affordable housing options to meet need. However, development at this relatively peripheral location may divert investment from the core of Burnley Wood.

1.203 This proposal would be unlikely to contribute towards the Economic Development Strategy's strategic objective of providing sustainable business sites and premises as it would involve the redevelopment of employment land.

1.204 This proposal could support the strategic objective of the Elevate Transformational Agenda to accommodate people in attractive neighbourhoods and sustainable housing types. The Transformational Agenda seeks to improve housing quality and expand the range of available products to retain households and attract new ones. Growing demand at both the affordable and higher ends of the market must be met. However, the proposal would be unlikely to support the strategic objective to focus on enhancing the quality of environments, which will attract a broad section of the population and work force as it will develop on open space

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.205 The contribution of Option 1 towards the Vision is unlikely to be positive as it involves the loss of local employment opportunities and the redevelopment of open space. The option would provide new housing to add to the mix of housing available but development at this relatively peripheral location may divert investment from the core of Burnley Wood.

6. Community and other Stakeholder Support

1.206 5 respondents agreed with this option and 3 disagreed. Those in agreement felt that this option appeared right for the area. Those who disagreed had concerns over the acquisition and relocation of an existing business.

7. Value for money and deliverability

1.207 The acquisition of the business would be funded from the Council's Elevate budget and the North West Development Agency. Any new housing developed would be delivered by the Council's lead developer partner. The acquisition of the business is likely to require considerable resources, which may not represent value for money given the alternative priorities within the neighbourhood and the wider Elevate Intervention Area. The Council owned land is unlikely to deliver a developable area as a proportion of the site is already in use as gardens for the residents of Marlborough Street.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.208 Area 7 is included within Character Area Two in the Burnley Wood Heritage Appraisal which is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Rumley Road, Lincoln Road and the tramway to Towneley Colliery have previously been cleared removing the heritage features from the area. The Heritage Appraisal does not identify any buildings/features/areas of Local Historic Value. No areas are identified for heritage enhancements.

9. Options Appraisal Summary

1.209 This proposal would have a positive impact on a number of sustainability objectives. However, it would also have a number of negative effects. It would support strategic planning policies which promote new development on previously developed sites. However, this option would not contribute towards the Strategic Priority 1 or 2 of Burnley's Community Strategy or the vision of Ambition Lancashire as it would involve the loss of a local business and the development of an open space. The option would contribute towards the strategic priorities of the Housing Strategy and the Elevate Transformational Agenda but would not contribute positively to the Vision for the area. There was some stakeholder support for the proposals. The Heritage Appraisal does not identify any buildings/features/areas of Local Historic Value. No areas are identified for heritage enhancements.

Option 2: Partial Redevelopment

1. Sustainability Appraisal

1.210 The Sustainability Appraisal considered that there would be positive impacts on image, community involvement and access to goods and services, uncertain impacts on growth potential, sustainable transport, affordable housing, crime reduction, climate change, energy use and waste recycling and negative impacts on economic inclusion, natural environment and resource use, urban renaissance, environmental quality, and management.

2. Fit with Strategic Planning Policies

1.211 Option 2 would support creating a more sustainable living environment as promoted in the Communities Plan through the improvement of a neighbourhood in an area of low demand housing.

PPS 3 encourages housing developments in suitable locations which offer a good range of community facilities with good access to jobs, key services and infrastructure.

1.212 This Option also supports Policy DP1 of the Regional Spatial Strategy which promotes a sequential approach to meeting development needs as it includes the use of previously developed land, accessible by public transport, walking and cycling. Policy UR4 advises that at least 65% of new dwellings in Lancashire should be built on previously developed land.

1.213 The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.214 Option 2 will contribute towards Burnley's Future Strategic Priority 1: Prosperity - securing the Borough's economic future and Ambition Lancashire's vision of achieving an economically prosperous County by retaining an employment opportunity. However, it would be unlikely to contribute positively towards Burnley's Future Strategic Priority 2 - Places - making the whole Borough clean, green and safe, as it would involve the development of open space. It would, however, maintain the allotments to the rear of Marlborough Street.

4. Relationship to other Plans and Programmes

1.215 New housing development could contribute towards the Housing Strategy's priorities of regenerating neighbourhoods and revitalising the housing market (Priority 1), restructuring the housing market and addressing inappropriate supply (Priority 1.1) and improving housing conditions and the local environment (Priority 1.2). Development by the Council's lead developer partner and lead registered social landlord will also contribute towards Priority 2 which is to enable a range of affordable housing options to meet need. However, development at this relatively peripheral location may divert investment from the core of Burnley Wood.

1.216 This proposal could support the strategic objective of the Elevate Transformational Agenda to accommodate people in attractive neighbourhoods and sustainable housing types. The Transformational Agenda seeks to improve housing quality and expand the range of available products to retain households and attract new ones. Growing demand at both the affordable and higher ends of the market must be met. However, as the proposal is to develop an open space, it would be unlikely to support the strategic objective to focus on enhancing the quality of environments, which will attract a broad section of the population and work force.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.217 The contribution of Option 2 towards the Vision will be positive as it involves the retention of local employment. However, it would involve the redevelopment of open space. The Option would provide new housing to add to the mix of housing available but development at this relatively peripheral location may dilute from investment within the core of Burnley Wood.

6. Community and other Stakeholder Support

1.218 4 respondents agreed with this option to provide additional housing.

7. Value for money and deliverability

1.219 The land is within the Council's ownership. New housing would be delivered by the Council's lead developer partner. There are, however, questions over the availability of this land for development as a proportion of the land is already in use as gardens. The lack of a developable area and the number of alternative sites for new housing within the neighbourhood may raise doubts over the deliverability and value for money of this proposal.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.220 Area 7 is included within Character Area Two in the Burnley Wood Heritage Appraisal which is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Rumley Road, Lincoln Road and the tramway to Towneley Colliery have previously been cleared removing the heritage features from the area. The Heritage Appraisal does not identify any buildings/features/areas of Local Historic Value. No areas are identified for heritage enhancements.

9. Options Appraisal Summary

1.221 This proposal would have a positive impact on a number of sustainability objectives, but it would also have a number of negative effects. It would support strategic planning policies which promote new development on previously developed sites and Strategic Priority 1 of Burnley's Community Strategy, the strategic objectives of the Economic Development Strategy and the vision of Ambition Lancashire as it would retain a local business. However, this option would not contribute towards Strategic Priority 2 of Burnley's Community Strategy as it involves the development of an open space. The option would help meet some of the strategic priorities of the Housing Strategy and the Elevate Transformational Agenda. It would also support some elements of the Vision, but generally, the loss of open space would not contribute positively to the Vision for the area. There was some stakeholder support for the proposals. The Heritage Appraisal does not identify any buildings/features/areas of Local Historic Value and no areas are identified for heritage enhancements.

Option 3: No Change

1. Sustainability Appraisal

1.222 The Sustainability Appraisal identifies only positive impacts on a number of issues such as economic disparities, health and natural environment and economic inclusion and no likely impact on all other sustainability objectives.

2. Fit with Strategic Planning Policies

1.223 As it does not propose improvements to a neighbourhood with low demand housing, Option 3 would not support the creation of a more sustainable living environment as promoted in the Communities Plan. Policy H9 of the Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes. An Option of 'No Change' would not be in line with the aims of this policy which seeks to encourage regeneration through such measures as the improvement of existing property, new development, environmental improvements and crime reduction and community safety measures.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.224 Option 3 will contribute towards Burnley's Future Strategic Priority 1: Prosperity - securing the Borough's economic future and the Ambition Lancashire vision of achieving an economically prosperous County by retaining an employment opportunity. It would also contribute positively towards Burnley's Future Strategic Priority 2 - Places - making the whole Borough clean, green and safe as it would maintain an area of open space and the allotments to the rear of Marlborough Street. However, a 'No Change' option would not lead to any investment in the environment.

4. Relationship to other Plans and Programmes

1.225 This proposal may indirectly contribute towards the Economic Development Strategy's strategic objective of providing sustainable business sites and premises by retaining existing premises.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.226 The contribution of Option 3 towards the Vision will be positive as it involves the retention of local employment and open space, but there is likely to be a lack of investment in the environment..

6. Community and other Stakeholder Support

1.227 1 respondent disagreed with this option and instead proposed that the land alongside and to the west of Whitfords Caravan Centre could be developed into a wildlife garden to complement the gardens already created by residents of Marlborough Street. There is insufficient room to develop housing without affecting the living standards of the residents of Marlborough Street.

7. Value for money and deliverability

1.228 There is no proposal to deliver. In this instance, a 'No Change' option may represent value for money because of the resources required to acquire the business premises

8. Burnley Wood and Healey Wood Heritage Appraisal

1.229 Area 7 is included within Character Area Two in the Burnley Wood Heritage Appraisal which is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Rumley Road, Lincoln Road and the tramway to Towneley Colliery have previously been cleared removing the heritage features from the area. The Heritage Appraisal does not identify any buildings/features/areas of Local Historic Value. No areas are identified for heritage enhancements.

9. Options Appraisal Summary

1.230 A 'No Change' option would have a little or no impact on many sustainability objectives. It would not support strategic planning policies which seek to improve neighbourhoods within areas of low demand housing. This option may indirectly contribute towards the Strategic Priority 1 and 2 of Burnley's Community Strategy, the strategic objectives of the Economic Development Strategy, the vision of Ambition Lancashire and the Vision for the area as it would retain existing businesses and open space, but without investment in the area's environment the potential to improve the neighbourhood may be lost. There was no stakeholder support for a this option. The Heritage Appraisal does not identify any buildings/features/areas of Local Historic Value and no areas are identified for heritage enhancements.

Area 7 - Preferred Option

1.231 The Options Appraisal suggests that proposing no change to this area would have positive impacts on a number of sustainability objectives but would be unlikely to support strategic planning policies to tackle housing market failure.

1.232 The Issues and Options consultation demonstrated that, whilst the site could provide additional housing, a number of questions were raised over the deliverability of the site and its suitability for redevelopment.

1.233 The Preferred Option therefore indicates no further proposals for this area.

AREA 8 - HEALEY WOOD

1.234 The Issues and Options Consultation Report prepared in Summer 2006 proposed three options for this area:

1.235 Option 1 suggested environmental and streetscape improvements.

Option 2 suggested remodelling of the housing stock to deal with vacant properties and provide larger properties.

Option 3 suggested no change

Option 1: Environmental and Streetscape improvements

1. Sustainability Appraisal

1.236 The Sustainability Appraisal identifies positive impacts on image, urban renaissance, sustainable transport, community involvement, access to goods, services and amenities, cultural and built environment and resource use and management. There are no negative or potentially negative effects.

2. Fit with Strategic Planning Policies

1.237 By proposing the improvement of a neighbourhood in an area of low demand housing, Option 1 would support the creation of a more sustainable living environment as promoted in the Communities Plan. There is further support for this Option in PPS 1 which advises that policies should seek to protect and enhance the quality and character of urban areas and that local planning authorities should enhance and protect the historic and environment and townscape character. This Option also supports the principles of protecting and enhancing built heritage, and in particular that of Pennine mill towns in line with the Regional Spatial Strategy's Policies ER3 and ER4.

1.238 The Burnley Local Plan (Policy H9) identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.239 Option 1 will support Burnley's Future Strategic Priority 2: Places - making the whole Borough clean, green and safe and the Ambition Lancashire vision of achieving a greener Lancashire by undertaking environmental improvements and introducing security measures in the area.

4. Relationship to other Plans and Programmes

1.240 This proposal would contribute towards the Housing Strategy Priority of improving housing conditions and the local environment (Priority 1.2).

1.241 It could support the strategic objective of the Elevate Transformational Agenda to accommodate people in attractive neighbourhoods and sustainable housing types. The proposal would also support the strategic objective to focus on enhancing the quality of environments, which will attract a broad section of the population and work force.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.242 Option 1 would contribute towards the Vision by supporting the creation of a strong residential neighbourhood by maintaining the existing community.

1.243 6. Community and other Stakeholder Support

1.244 18 respondents agreed with this option as it would improve the area considerably. 2 respondents disagreed.

7. Value for money and deliverability

1.245 Funding for the proposal would come from the Council's Elevate budget. However, a number of the proposals may not be eligible for funding as they are not in line with current Council policy. Implementation of this proposal is therefore in doubt.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.246 The Heritage Appraisal for Healey Wood states that plans were submitted for a weaving shed on Springhill Road and housing at the Healey Laithe Estate in 1881. The terraced housing was constructed between 1881 and 1894, with an additional terrace, David Street in 1911, and 97-117 Berry Street in 1913. Healey Wood School was built in 1884. Plan F identifies the built up area of Healey Wood as an area of Local Heritage Value and Healey Wood School and Springhill Shed as buildings of local heritage value. Option 1 should have a positive impact on the heritage of the area, as it would offer an opportunity to retain and improve the fabric of the area for historical interest.

9. Options Appraisal Summary

1.247 This proposal would have a positive impact on many sustainability objectives and would support strategic planning policies which promote the improvement of neighbourhoods within an area of low demand housing. It would contribute towards the Strategic Priority 2 of Burnley's Community Strategy, the vision of Ambition Lancashire, strategic priorities of the Housing Strategy, the Elevate Transformational Agenda, the Vision for the area and

there was some stakeholder support for the proposals. Option 1 should have a positive impact on the heritage of the area, as it would offer an opportunity to retain and improve the fabric of the area for historical interest.

Option 2: Remodelling

1. Sustainability Appraisal

1.248 The Sustainability Appraisal identifies positive impacts in terms of urban renaissance, affordable and resource efficient housing, community involvement and resource use and management. There are no negative or potentially negative effects.

2. Fit with Strategic Planning Policies

1.249 Option 2 would support the creation of a more sustainable living environment as promoted in the Communities Plan and would be in line with PPS 1 which advises that policies should seek to protect and enhance the quality and character of urban areas and that local planning authorities should enhance and protect the historic and environment and townscape character.

1.250 The Regional Spatial Strategy suggests that a sequential approach should be taken to meeting development needs (Policy DP1), with the initial consideration given to the effective use of existing buildings and infrastructure and Policy UR6 suggests that priority should be given to making the best use of existing dwellings. This Option would therefore be in accord with RSS.

1.251 It also supports the principles of protecting and enhancing built heritage, and in particular that of Pennine mill towns, in line with RSS Policies ER3 and ER4.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.252 Option 2 would support Burnley's Future Strategic Priority 2: Places - making the whole Borough clean, green and safe and the Ambition Lancashire vision of achieving a greener Lancashire by undertaking physical and environmental improvements and introducing security measures in the area.

4. Relationship to other Plans and Programmes

1.253 This proposal would contribute towards the Housing Strategy's priorities of restructuring the housing market and addressing inappropriate supply (Priority 1.1) and improving housing conditions and the local environment (Priority 1.2).

1.254 It could support the strategic objective of the Elevate Transformational Agenda to accommodate people in attractive neighbourhoods and sustainable housing types. The proposal would also support the strategic objective to focus on enhancing the quality of environments, which will attract a broad section of the population and work force.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.255 Option 2 would contribute towards the Vision by supporting the creation of a strong residential neighbourhood by maintaining the existing community and by providing larger properties which will add to the housing choice.

6. Community and other Stakeholder Support

1.256 9 respondents agreed with this option as converting two houses into one would give a greater choice to larger families who have expressed a desire to remain in the area and decrease the large number of voids. 4 respondents disagreed as these small terraced houses are good starter homes.

7. Value for money and deliverability

1.257 Funding for the proposal would come from the Council's Elevate budget. However, a number of the proposals may not be eligible for funding as they are not in line with current Council policy. Implementation of this proposal is therefore in doubt.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.258 The Heritage Appraisal for Healey Wood states that the terraced housing was constructed between 1881 and 1894, with an additional terrace, David Street in 1911 and 97-117 Berry Street in 1913. Healey Wood School was built in 1884. Plan F identifies the built up area of Healey Wood as an area of Local Heritage Value and Healey Wood School and Springhill Shed as buildings of local heritage value. Option 2 should have a positive impact on the heritage of the area, as it would offer an opportunity to retain and improve the historic fabric of the area.

9. Options Appraisal Summary

1.259 This proposal would have a positive impact on many sustainability objectives and would support strategic planning policies which promote the improvement of neighbourhoods within an area of low demand housing.. It would contribute towards the Strategic Priority 2 of Burnley's Community Strategy, the vision of Ambition Lancashire, strategic priorities of the Housing Strategy, the Elevate Transformational Agenda, the Vision for the area and there was some stakeholder support for the proposal. Option 2 should have a positive impact on the heritage of the area, as it would offer an opportunity to retain and improve the historic fabric of the area.

Option 3: No change

1. Sustainability Appraisal

1.260 The Sustainability Appraisal identifies only uncertain impacts on a number of issues such as image, urban renaissance, health, affordable housing, crime reduction, community cohesion, cultural and built environment and energy use and production and no likely impact on all other sustainability objectives.

2. Fit with Strategic Planning Policies

1.261 Option 3 would not support the creation of a more sustainable living environment as promoted in the Communities Plan. The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes. An Option of 'No Change' would not be in line with the aims of this policy which seeks to encourage regeneration through such measures as the improvement of existing property, new development, environmental improvements and crime reduction and community safety measures.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.262 Option 3 would be unlikely to contribute positively towards Burnley's Future Strategic Priority 2 - Places - making the whole Borough clean, green and safe or the Ambition Lancashire vision of achieving a greener County as no funding would be sought to undertake environmental improvements to the existing premises or to introduce crime reduction or community safety measures in the area.

4. Relationship to other Plans and Programmes

1.263 It would be unlikely to contribute towards the Housing Strategy's priorities of restructuring the housing market and addressing inappropriate supply (Priority 1.1) and improving housing conditions and the local environment (Priority 1.2).

1.264 The proposal would be also be unlikely to support the Elevate Transformational Agenda strategic objective to focus on enhancing the quality of environments, which will attract a broad section of the population and work force.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.265 Option 3 would contribute towards the Vision by maintaining the existing community. However, it would not result in investment in the area's built or natural environment.

6. Community and other Stakeholder Support

1.266 7 respondents disagreed with this option as it would not improve the area and it would be left behind as other areas would be improved.

7. Value for money and deliverability

1.267 There is no proposal to deliver. However, in the long term, if the area deteriorates, a 'No Change' option may not represent value for money.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.268 The Heritage Appraisal for Healey Wood states that the terraced housing was constructed between 1881 and 1894, with an additional terrace, David Street in 1911 and 97-117 Berry Street in 1913. Healey Wood School was built in 1884. The built up area of Healey Wood is identified as an area of Local Heritage Value and Healey Wood School and Springhill Shed as buildings of local heritage value. Option 3 would have an uncertain impact on the heritage of the area, as it would offer an opportunity to retain the fabric of the area, but there is a possibility that, without intervention, the area could decline.

9. Options Appraisal Summary

1.269 A 'No Change' option would have little or no impact on many sustainability objectives. It would not support strategic planning policies which seek to improve neighbourhoods within areas of low demand housing. This option would not contribute towards the Strategic Priority 2 of Burnley's Community Strategy, the strategic objectives of the Economic Development Strategy and the Housing Strategy or the vision of Ambition Lancashire. Without investment in the area, the potential to improve the neighbourhood may be lost. There was no stakeholder support for a 'No Change' option. It would have an uncertain impact on the heritage of the area, there is a possibility that, without intervention, the area could decline further.

Area 8 - Preferred Option

1.270 The Options Appraisal suggests that environmental and streetscape improvements would have positive impacts on a number of sustainability objectives and would generally support strategic planning policies to tackle housing market failure.

1.271 The Issues and Options Consultation demonstrated that there were concerns from residents that the area had previously been neglected. However, there was also a view that the area was not in need of radical intervention. There was a strong desire from residents to stay in the area.

1.272 The Preferred Option therefore seeks to build on the strong sense of community and the area's good housing stock and proposes a range of measures which will seek to tackle environmental and streetscape issues in the area.

AREA 9 - RUSSELL COURT

1.273 The Issues and Options Consultation Report prepared in Summer 2006 proposed three options for this area:

1.274 Option 1 suggested environmental improvements.

Option 2 suggested environmental improvements and remodelling of existing stock to introduce an element of diversity within the stock.

Option 3 suggested no change

Option 1: Environmental Improvements

1. Sustainability Appraisal

1.275 The Sustainability Appraisal identifies no negative or potentially negative/uncertain issues. Positive impacts were identified in relation to image, urban renaissance, community involvement and cultural and built environment.

2. Fit with Strategic Planning Policies

1.276 By proposing the improvement of a neighbourhood in an area of low demand housing, Option 1 would support the creation of a more sustainable living environment as promoted in the Communities Plan. It would also be in line with PPS 1 which advises that policies should seek to protect and enhance the quality and character of urban areas and that local planning authorities should enhance and protect the historic and environment and townscape character.

The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.277 Option 1 would support Burnley's Future Strategic Priority 2: Places - making the whole Borough clean, green and safe and the Ambition Lancashire vision of achieving a greener County by undertaking environmental improvements and introducing security measures in the area.

4. Relationship to other Plans and Programmes

1.278 This proposal would contribute towards the Housing Strategy's priority of improving housing conditions and the local environment (Priority 1.2).

1.279 It could also support the strategic objective of the Elevate Transformational Agenda to accommodate people in attractive neighbourhoods and the strategic objective to focus on enhancing the quality of environments, which will attract a broad section of the population and work force.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.280 Option 1 would contribute towards the Vision by supporting the existing community.

6. Community and other Stakeholder Support

1.281 9 respondents agreed with this option as this is a fairly new development and environmental improvements would be the best option to provide a more pleasant outlook for the residents. 1 respondent disagreed .

7. Value for money and deliverability

1.282 Improvements would be funded from the Council's Elevate budget and through the business plans of the registered social landlord who maintains the properties. There is, however, some doubt about the availability of funding.

1.283 8. Burnley Wood and Healey Wood Heritage Appraisal

1.284 Area 9 is included within Character Area Two in the Burnley Wood Heritage Appraisal which is identified as an area of unsympathetic change in an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Russell Street and Alma Street have been cleared previously and the Heritage Appraisal identifies the replacement Russell Court as unsympathetic change. Option 1 would retain the buildings as existing, but it will not have an impact on the area's historic fabric, as this has already been lost.

9. Options Appraisal Summary

1.285 This proposal would have a positive impact on many sustainability objectives and would support strategic planning policies which promote the improvement of neighbourhoods within areas of low demand housing. It would contribute towards the Strategic Priority 2 of Burnley's Community Strategy, the vision of Ambition Lancashire, strategic priorities of the Housing Strategy, the Elevate Transformational Agenda, the Vision for the area and there was some stakeholder support for the proposals. Option 1 would retain the buildings as existing, but it will not have an impact on the area's historic fabric, as this has already been lost.

Option 2: Environmental Improvements and Remodelling of existing stock

1. Sustainability Appraisal

1.286 The Sustainability Appraisal identifies no negative or potentially negative/uncertain issues. Positive impacts were identified to image, urban renaissance, affordable and resource efficient housing, resource use and management, community involvement and cultural and built environment.

2. Fit with Strategic Planning Policies

1.287 Option 2 would support the creation of a more sustainable living environment as promoted in the Communities Plan. It would also accord with PPS 1 which advises that policies should seek to protect and enhance the quality and character of urban areas and that local planning authorities should enhance and protect the historic and environment and townscape character.

The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.288 Option 2 will support Burnley's Future Strategic Priority 2: Places - making the whole Borough clean, green and safe and the Ambition Lancashire vision of achieving a greener Lancashire by undertaking physical and environmental improvements and introducing security measures in the area.

4. Relationship to other Plans and Programmes

1.289 The proposal would contribute towards the Housing Strategy's priorities of restructuring the housing market and addressing inappropriate supply (Priority 1.1) and improving housing conditions and the local environment (Priority 1.2).

1.290 It could support the strategic objective of the Elevate Transformational Agenda to accommodate people in attractive neighbourhoods and sustainable housing types and also support the strategic objective to focus on enhancing the quality of environments, which will attract a broad section of the population and work force.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.291 Option 2 would contribute towards the Vision by maintaining the existing community and by providing larger properties which will add to the housing choice.

6. Community and other Stakeholder Support

1.292 3 respondents agreed with this option especially to improve the Oxford Road aspect of these houses.

7. Value for money and deliverability

1.293 Improvements would be funded from the Council's Elevate budget and the business plans of the registered social landlord who maintains the properties. The availability of funding is the only doubt over the deliverability of this proposal.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.294 Area 9 is included within Character Area Two in the Burnley Wood Heritage Appraisal and is identified as an area of unsympathetic change within an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Russell Street and Alma Street have been cleared previously and the Heritage Appraisal identifies the replacement Russell Court as unsympathetic change. Option 2 would retain the buildings as existing, but it will not have an impact on the area's historic fabric, as this has already been lost.

9. Options Appraisal Summary

1.295 This proposal would have a positive impact on many sustainability objectives and would support strategic planning policies which promote the improvement of neighbourhoods within areas of low demand housing. This option would contribute towards the Strategic Priority 2 of Burnley's Community Strategy, the vision of Ambition Lancashire, strategic priorities of the Housing Strategy, the Elevate Transformational Agenda, the Vision for the area and there was some stakeholder support for the proposals. Option 2 would retain the buildings as existing, but it will not have an impact on the area's historic fabric, as this has already been lost.

Option 3: No Change

1. Sustainability Appraisal

1.296 The Sustainability Appraisal identifies no negative issues, although there was uncertainty over the potential for environmental decline.

2. Fit with Strategic Planning Policies

1.297 Option 3 would not support the creation of a more sustainable living environment as promoted in the Communities Plan through the improvement of a neighbourhood in an area of low demand housing. The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes. An

Option of 'No Change' would not be in line with the aims of this policy which seeks to encourage regeneration through such measures as the improvement of existing property, new development, environmental improvements and crime reduction and community safety measures.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.298 Option 3 would be unlikely to contribute positively towards Burnley's Future Strategic Priority 2 - Places - making the whole Borough clean, green and safe or the Ambition Lancashire vision of achieving a greener Lancashire as no funding would be sought to undertake environmental improvements to the existing premises or to introduce crime reduction or community safety measures in the area.

4. Relationship to other Plans and Programmes

1.299 A 'No Change' option will not contribute positively towards the priorities of the Housing Strategy or the strategic objectives of the Elevate Transformational Agenda.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.300 Option 3 would help achieve the Vision by supporting the existing community to remain in the area. However, it would not lead to any investment in the areas built or natural environment.

6. Community and other Stakeholder Support

1.301 1 respondent disagreed with this option.

7. Value for money and deliverability

1.302 There is no proposal to deliver. However, in the long term a 'No Change' option may not represent value for money if the area deteriorates.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.303 Area 9 is included within Character Area Two in the Burnley Wood Heritage Appraisal and is identified as an area of unsympathetic change within an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Option 3 would retain the buildings as existing, but it will not have an impact on the area's historic fabric, as this has already been lost.

9. Options Appraisal Summary

1.304 This option would have little or no impact on many sustainability objectives. It would not support strategic planning policies which seek to improve neighbourhoods within areas of low demand housing. It would not contribute towards Strategic Priority 2 of Burnley's Community Strategy, the strategic objectives of the Economic Development Strategy and the Housing Strategy or the vision of Ambition Lancashire. Without investment in the area, the potential to improve the neighbourhood's built and natural environment may be lost. There was no stakeholder support for a 'No Change' option. Option 3 would retain the buildings as existing, but it will not have an impact on the area's historic fabric, as this has already been lost.

Area 9 - Preferred Option

1.305 The Options Appraisal suggests that proposed environmental improvements for the existing premises would have positive impacts on a number of sustainability objectives and would generally support strategic planning policies to improve areas suffering from housing market failure.

1.306 The Issues and Options consultation demonstrated that, whilst the condition of the stock is sound, there is support for environmental improvements to the properties and the surrounding environment, in particular those properties which front on to the Conservation Area boundary on Oxford Road.

AREA 10 - SPRINGFIELD BANK

1.307 The Issues and Options Consultation Report prepared in Summer 2006 proposed three options for this area;

1.308 Option 1 suggested environmental improvements.

Option 2 suggested environmental improvements and remodelling of existing stock to introduce an element of diversity within the stock.

Option 3 suggested no change

Option 1: Environmental Improvements

1. Sustainability Appraisal

1.309 The Sustainability Appraisal identifies no negative or potentially negative/uncertain issues. Positive impacts are identified in relation to image, urban renaissance, community involvement and cultural and built environment.

2. Fit with Strategic Planning Policies

1.310 By proposing the improvement of a neighbourhood in an area of low demand housing, Option 1 would support the creation of a more sustainable living environment as promoted in the Communities Plan. It would also be in line with PPS 1 which advises that policies should seek to protect and enhance the quality and character of urban areas and that local planning authorities should enhance and protect the historic and environment and townscape character. The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.311 Option 1 would support Burnley's Future Strategic Priority 2: Places - making the whole Borough clean, green and safe and the Ambition Lancashire vision of achieving a greener County by undertaking physical and environmental improvements and introducing security measures in the area.

4. Relationship to other Plans and Programmes

1.312 This proposal would contribute towards the Housing Strategy priority of improving housing conditions and the local environment (Priority 1.2).

1.313 It could support the strategic objective of the Elevate Transformational Agenda to accommodate people in attractive neighbourhoods and the proposal would also support the strategic objective to focus on enhancing the quality of environments, which will attract a broad section of the population and work force.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.314 Option 1 would contribute towards the Vision by supporting the existing community to remain in the area.

6. Community and other Stakeholder Support

1.315 5 respondents agreed with this option as these houses are less than 20 years old and environmental improvements would complement the work being done elsewhere in the area. 1 respondent disagreed.

7. Value for money and deliverability

1.316 Improvements would be funded from the Council's Elevate budget and the business plans of the registered social landlord who maintains the properties. The availability of funding is the only doubt over the deliverability of this proposal.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.317 Area 10 is included within Character Area Two in the Burnley Wood Heritage Appraisal and is identified as an area of unsympathetic change within an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Layfield Street, Lancaster Street and Springfield Mill have been cleared previously and the Heritage Appraisal identifies the replacement Springfield Bank and Kay Gardens as unsympathetic change. Option 1 would retain the buildings as existing, but it will not have an impact on the area's historic fabric, as this has already been lost.

9. Options Appraisal Summary

1.318 This proposal would have a positive impact on many sustainability objectives and would support strategic planning policies which promote the improvement of neighbourhoods within areas of low demand housing. This option would contribute towards Strategic Priority 2 of Burnley's Community Strategy, the vision of Ambition Lancashire, strategic priorities of the Housing Strategy, the Elevate Transformational Agenda, the Vision for the area and there was some stakeholder support for the proposals. Option 1 would retain the buildings as existing, but it will not have an impact on the area's historic fabric, as this has already been lost.

Option 2: Environmental Improvements and Remodelling of existing stock

1. Sustainability Appraisal

1.319 The Sustainability Appraisal identifies no negative or potentially negative/uncertain issues. Positive impacts are identified in relation to image, urban renaissance, affordable and resource efficient housing, resource use and management, community involvement and cultural and built environment.

2. Fit with Strategic Planning Policies

1.320 By proposing the improvement of a neighbourhood in an area of low demand housing, Option 2 would support the creation of a more sustainable living environment as promoted in the Communities Plan. It would also be in line with PPS 1 which advises that policies should seek to protect and enhance the quality and character of urban areas and that local planning authorities should enhance and protect the historic and environment and townscape character. The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.321 It will support Burnley's Future Strategic Priority 2: Places - making the whole Borough clean, green and safe and Ambition Lancashire's vision of achieving a greener Lancashire by undertaking environmental improvements and introducing security measures in the area.

4. Relationship to other Plans and Programmes

1.322 This proposal would contribute towards the Housing Strategy's priorities of restructuring the housing market and addressing inappropriate supply (Priority 1.1) and improving housing conditions and the local environment (Priority 1.2).

1.323 It could support the strategic objective of the Elevate Transformational Agenda to accommodate people in attractive neighbourhoods and sustainable housing types and also support the strategic objective to focus on enhancing the quality of environments, which will attract a broad section of the population and work force.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.324 Option 2 would contribute towards the Vision by maintaining the existing community and by providing larger properties which will add to the housing choice.

6. Community and other Stakeholder Support

1.325 3 respondents agreed with this option.

7. Value for money and deliverability

1.326 Improvements would be funded from the Council's Elevate budget and the business plans of the registered social landlord who maintains the properties. The availability of funding is the only doubt over the deliverability of this proposal.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.327 Area 10 is included within Character Area Two in the Burnley Wood Heritage Appraisal and is identified as an area of unsympathetic change within an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Option 2 would retain the buildings as existing, but it will not have an impact on the area's historic fabric, as this has already been lost.

9. Options Appraisal Summary

1.328 This proposal would have a positive impact on many sustainability objectives and would support strategic planning policies which promote the improvement of neighbourhoods within areas of low demand housing. It would contribute towards Strategic Priority 2 of

Burnley's Community Strategy, the vision of Ambition Lancashire, strategic priorities of the Housing Strategy, the Elevate Transformational Agenda, the Vision for the area and there was some stakeholder support for the proposals. Option 2 would retain the buildings as existing, but it will not have an impact on the area's historic fabric, as this has already been lost.

Option 3: No Change

1. Sustainability Appraisal

1.329 The Sustainability Appraisal identifies no negative issues, although there is uncertainty over the potential for environmental decline.

2. Fit with Strategic Planning Policies

1.330 Option 3 would not support the creation of a more sustainable living environment as promoted in the Communities Plan. The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes and an option for 'No Change' would not be in line with the aims of this policy which seeks to encourage regeneration through such measures as the improvement of existing property, new development, environmental improvements and crime reduction and community safety measures.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.331 Option 3 would be unlikely to contribute positively towards Burnley's Future Strategic Priority 2 - Places - making the whole Borough clean, green and safe or the Ambition Lancashire vision of achieving a greener County as no funding would be sought to undertake environmental improvements to the existing premises or to introduce crime reduction or community safety measures in the area.

4. Relationship to other Plans and Programmes

1.332 A 'No Change' option will not contribute positively towards the priorities of the Housing Strategy or the strategic objectives of the Elevate Transformational Agenda.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.333 It would help achieve the Vision by supporting the existing community. However, a 'No Change' option would not lead to any investment in the area's built or natural environment.

6. Community and other Stakeholder Support

1.334 1 respondent disagreed with this option.

7. Value for money and deliverability

1.335 There is no proposal to deliver. However, a 'No Change' option may not represent value for money in the long term if the area deteriorates.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.336 Area 10 is included within Character Area Two in the Burnley Wood Heritage Appraisal and is identified as an area of unsympathetic change within an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Option 3 would retain the buildings as existing, but it will not have an impact on the area's historic fabric, as this has already been lost.

9. Options Appraisal Summary

1.337 This option would have little or no impact on many sustainability objectives. It would not support strategic planning policies which seek to improve neighbourhoods within areas of low demand housing. It would not contribute towards Strategic Priority 2 of Burnley's Community Strategy, the strategic objectives of the Economic Development Strategy and the Housing Strategy or the vision of Ambition Lancashire. Without investment in the area, the potential to improve the neighbourhood's built and natural environment may be lost. There was no stakeholder support for a 'No Change' option. Option 3 would retain the buildings as existing, but it will not have an impact on the area's historic fabric, as this has already been lost.

1.338 Area 10 - Preferred Option

1.339 The Options Appraisal suggests that proposed environmental improvements for the existing premises would have positive impacts on a number of sustainability objectives and would generally support strategic planning policies to tackle housing market failure.

1.340 The Issues and Options consultation demonstrated that, whilst the condition of the stock is sound, there is support for environmental improvements to the properties and the surrounding environment.

1.341 AREA 11 - LAND AT RICHARD STREET

The Issues and Options Consultation Report prepared in Summer 2006 proposed four options for this area.

1.342 Option 1 suggested redevelopment of the whole site for housing.
Option 2 suggested partial redevelopment excluding the car park and the play area.
Option 3 suggested retaining the existing uses and improving the Forest of Burnley Site and the children's play area.
Option 4 suggested no change

1.343 Option 1: Redevelopment

1. Sustainability Appraisal

1.344 The Sustainability Appraisal identifies uncertain impacts in relation to loss of open space, affordable housing provision, community cohesion and negative impacts due to loss of urban greenspace, increase in traffic volumes, and use of raw materials. It also identifies positive impacts on growth potential and community involvement.

2. Fit with Strategic Planning Policies

1.345 Option 1 would support the creation of a more sustainable living environment as promoted in the Communities Plan and would be in line with PPS 1 which advises that policies should seek to protect and enhance the quality and character of urban areas . PPS 3 also encourages housing developments in suitable locations which offer a good range of community facilities with good access to jobs, key services and infrastructure. The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.346 Option 1 would be unlikely to contribute positively towards Burnley's Future Strategic Priority 2 - Places - making the whole Borough clean, green and safe or the Ambition Lancashire vision of achieving a greener County as it would involve the development of open space.

4. Relationship to other Plans and Programmes

1.347 This proposal could contribute towards the Housing Strategy's priorities of regenerating neighbourhoods and revitalising the housing market (Priority 1), restructuring the housing market and addressing inappropriate supply (Priority 1.1) and improving housing conditions and the local environment (Priority 1.2). Development by the Council's lead developer partner and lead registered social landlord will also contribute towards Priority 2 which is to enable a range of affordable housing options to meet need. However, the development of an open space and a children's play area would not support the Council's Greenspace Strategy.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.348 The option would provide new housing to add to the mix of housing available. However, it would involve the redevelopment of open space.

6. Community and other Stakeholder Support

1.349 1 respondent agreed with this option as the redevelopment of the site for housing would appear appropriate in conjunction with a change to mixed use on the canal site opposite. 2 respondents disagreed with the loss of open space.

7. Value for money and deliverability

1.350 Any new housing would be developed by the Council's lead developer partner. However, redevelopment of this site may not represent value for money given the alternative priorities with the neighbourhood and the wider Elevate Intervention Area.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.351 Area 11 is included within Character Area Two in the Burnley Wood Heritage Appraisal which is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Pear Street, Gillowe Street and Richard Street have been cleared previously. No areas or features of Local Historic Value have been identified. There are also no areas identified for heritage enhancement.

9. Options Appraisal Summary

1.352 This proposal would have a positive impact on a number of sustainability objectives. However, it would also have a number of negative effects. It would support strategic planning policies which promote the improvement of neighbourhoods within areas of low demand housing but this option would not contribute towards Strategic Priority 2 of Burnley's Community Strategy, the Greenspace Strategy, or the vision of Ambition Lancashire as it would involve the development of an open space. The option would contribute towards the strategic priorities of the Housing Strategy but would not contribute positively to the Vision for the area. There was limited stakeholder support for the proposals and more respondents disagreed with the option. The Heritage Appraisal does not identify any buildings/features/areas of Local Historic Value and no areas are identified for heritage enhancements.

1.353 Option 2: Partial Redevelopment

1. Sustainability Appraisal

1.354 The Sustainability Appraisal identifies uncertain impacts due to loss of open space, affordable housing provision, community cohesion and negative impacts in relation to loss of urban greenspace, increase in traffic volumes, and use of raw materials. It also identifies positive impacts on growth potential and community involvement.

2. Fit with Strategic Planning Policies

1.355 Option 2 would support the creation of a more sustainable living environment as promoted in the Communities Plan and would be in line with PPS 1 which advises that policies should seek to protect and enhance the quality and character of urban areas . PPS 3 also encourages housing developments in suitable locations which offer a good range of community facilities with good access to jobs, key services and infrastructure. The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes.

1.356 3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.357 This Option would be unlikely to contribute positively towards Burnley's Future Strategic Priority 2 - Places - making the whole Borough clean, green and safe or the Ambition Lancashire vision of achieving a greener County as it would involve the development of open space.

4. Relationship to other Plans and Programmes

1.358 It could contribute towards the Housing Strategy's priorities of regenerating neighbourhoods and revitalising the housing market (Priority 1), restructuring the housing market and addressing inappropriate supply (Priority 1.1) and improving housing conditions and the local environment (Priority 1.2). Development by the Council's lead developer partner and lead registered social landlord will also contribute towards Priority 2 which is to enable a range of affordable housing options to meet need. However, the development of an open space and a children's play area would not support the Council's Greenspace Strategy.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.359 The option would provide new housing to add to the mix of housing available but would involve the redevelopment of open space.

6. Community and other Stakeholder Support

1.360 2 respondents agreed with this option as it is considered unreasonable to remove the recently provided parking space. 2 respondents disagreed due to the loss of open space.

7. Value for money and deliverability

1.361 Any new housing would be developed by the Council's lead developer partner. However, redevelopment of this site may not represent value for money given the alternative priorities with the neighbourhood and the wider Elevate Intervention Area.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.362 Area 11 is identified in the Burnley Wood Heritage Appraisal as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Pear Street, Gillowe Street and Richard Street have been cleared previously. No areas or features of Local Historic Value have been identified. There are also no areas identified for heritage enhancement.

9. Options Appraisal Summary

1.363 This proposal would have a positive impact on a number of sustainability objectives. However, because of the nature of the proposal it would also have a number of negative effects. It would support strategic planning policies which promote the improvement of neighbourhoods within areas of low demand housing but would not contribute towards Strategic Priority 2 of Burnley's Community Strategy, the Greenspace Strategy, or the vision of Ambition Lancashire as it would involve the development of an open space. The option would contribute towards the strategic priorities of the Housing Strategy but it would not contribute positively to the Vision for the area. There was limited stakeholder support for the proposals and the same level of response from those who disagreed with the option. The Heritage Appraisal does not identify any buildings/features/areas of Local Historic Value and no areas are identified for heritage enhancements.

Option 3: Environmental Improvements

1. Sustainability Appraisal

1.364 The Sustainability Appraisal identifies positive impacts on image and urban renaissance. There are no negative or potentially negative effects.

2. Fit with Strategic Planning Policies

1.365 Option 3 would support the creation of a more sustainable living environment as promoted in the Communities Plan and the advice in PPS 1 that policies should seek to protect and enhance the quality and character of urban areas. The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.366 It would support Burnley's Future Strategic Priority 2: Places - making the whole Borough clean, green and safe and the Ambition Lancashire vision of achieving a greener County by undertaking environmental improvements.

4. Relationship to other Plans and Programmes

1.367 Environmental improvements to the open space and upgrading of the children's play area would support the Greenspace Strategy's Recommendation AGS1 to improve the quality of existing amenity green space and the Play Strategy's priority to provide high quality sustainable play areas.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.368 Option 3 would contribute towards the Vision by supporting the creation of a strong residential neighbourhood by maintaining important areas of open space.

6. Community and other Stakeholder Support

1.369 4 respondents agreed with this option as the play area should be retained and hard and soft landscaping should be used to improve the environmental aspects of the area.

7. Value for money and deliverability

1.370 Funding for this proposal would come from the Council's Elevate budget. Improvements to the play area would be delivered by the Council's Greenspace and Amenities unit, possibly using Section 106 contributions from new housing developments.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.371 Area 11 is included in Character Area Two in the Burnley Wood Heritage Appraisal and is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Pear Street, Gillowe Street and Richard Street have been cleared previously. No areas or features of Local Historic Value have been identified. There are also no areas identified for heritage enhancement.

9. Options Appraisal Summary

1.372 This proposal would have a positive impact on a number of sustainability objectives and would support strategic planning policies which promote the improvement of neighbourhoods within areas of low demand housing. It would contribute towards Strategic Priority 2 of Burnley's Community Strategy, the vision of Ambition Lancashire, the recommendations of the Greenspace Strategy, the priorities of the Play Strategy, the Vision for the area and there was some stakeholder support for the proposals. No areas or features of Local Historic Value have been identified and there are no areas identified for heritage enhancement.

Option 4: No Change

1. Sustainability Appraisal

1.373 The Sustainability Appraisal identifies no negative or potentially negative/uncertain impacts. There is uncertainty as to whether no change could lead to decline of the open space.

2. Fit with Strategic Planning Policies

1.374 Option 4 would not support the creation of a more sustainable living environment as promoted in the Communities Plan. The Burnley Local Plan identifies Burnley Wood and Healey Wood as a focus area for comprehensive area based action and regeneration programmes. An option of 'No Change' would not be in line with the aims of this policy which seeks to encourage regeneration through such measures as the improvement of existing property, new development, environmental improvements and crime reduction and community safety measures.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.375 Option 4 would be unlikely to contribute positively towards Burnley's Future Strategic Priority 2 - Places - making the whole Borough clean, green and safe or the Ambition Lancashire vision of achieving a greener Lancashire as no funding would be sought to undertake environmental improvements.

4. Relationship to other Plans and Programmes

1.376 A 'No Change' option will not positively contribute towards the priorities of the Play Strategy, the recommendations in the Greenspace Strategy or the priorities of the Housing Strategy.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.377 This option would be unlikely to contribute towards the Vision as doing nothing would not lead to any investment in the area's built or natural environment.

6. Community and other Stakeholder Support

1.378 1 respondent disagreed with this option.

7. Value for money and deliverability

1.379 There is no proposal to deliver. However, a 'No Change' option may not represent value for money in the long term if the area deteriorates.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.380 Area 11 is identified as an area of high density stone built terraced housing, mills and associated buildings built between 1860 and 1890. Pear Street, Gillowe Street and Richard Street have been cleared previously. No areas or features of Local Historic Value have been identified and there are also no areas identified for heritage enhancement.

9. Options Appraisal Summary

1.381 A 'No Change' option would have a little or no impact on many sustainability objectives. It would not support strategic planning policies which seek to improve neighbourhoods within areas of low demand housing. This option would not contribute towards Strategic Priority 2 of Burnley's Community Strategy, the vision of Ambition Lancashire, the Greenspace Strategy, or the Play Strategy. Without investment in the area, the potential to improve the neighbourhood's natural environment may be lost. There was no stakeholder support for a 'No Change' option. No areas or features of Local Historic Value have been identified.

Area 11 - Preferred Option

1.382 The Options Appraisal suggests that improvements to the existing areas of open space would have positive impacts on a number of sustainability objectives and would generally support strategic planning policies to improve areas suffering from housing market failure.

1.383 The Issues and Options consultation demonstrated that there was concern over the loss of open space. An improvement to the open space is the Preferred Option.

ROUTE A - THE SLUG PATH

1.384 The Issues and Options Report prepared in the summer of 2006, proposed two options for this route:

1.385 Option 1 suggested comprehensive improvements to the route which would involve a redesigned pathway linking Healey Wood to the town centre, set within a small area of landscaped parkland.

Option 2 suggested no change.

Option 1: Comprehensive Improvement

1. Sustainability Appraisal

1.386 The Sustainability Appraisal identifies no negative or potentially negative/uncertain issues. Positive impacts are identified in relation to growth potential, urban renaissance, economic inclusion, sustainable transport, access to goods and services, cultural and built environment and natural environment.

2. Fit with Strategic Planning Policies

1.387 This option would be in accord with PPS 1 which advises that development plans should include clear, comprehensive and inclusive access policies - both in terms of location and external physical access. It also suggests that local planning authorities should seek to provide improved access for all to jobs, health, education, shops, leisure, community facilities, open space, sport and recreation. PPG 13 requires development plans to review existing provision for pedestrians in order to identify the network of routes and locations where the needs and safety of pedestrians will be given priority, and the measures that will be taken and that development plans should promote and protect local day to day shops and services which are within easy walking distance of housing.

1.388 Option 1 would also support Policy UR3 of the Regional Spatial Strategy which advises that detailed policies and proposals should be defined in development plans, with particular regard to assisting people with special mobility needs, the improvement and development of pedestrian routes, creation of cycle networks and related improvements to the road network. It would also be in line with Policy UR10 which indicates that development plan policies should create and enhance urban green space networks by ensuring adequate protection is given to key features such as parks, linear walkways, river valleys, canals and public open spaces and identifying the areas where new physical linkages between these areas need to be forged.

1.389 The Local Transport Plan also advises (Table 1.2.1) that local planning authorities should promote a well maintained safe cycle and footpath network.

1.390 Local Plan Policy TM5 states that the Council will improve the safety, convenience and attractiveness of footpaths in the town centre and in the urban area, and that priority will be given to routes linking the town centre, shopping centres, schools and community facilities.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

Option 1 should contribute towards Burnley's Future Strategic Priority 2 - making the whole Borough clean, green and safe and Ambition Lancashire's ambition to provide a well maintained network of safe footpaths.

4. Relationship to other Plans and Programmes

This option would also support several recommendations in the Council's Greenspaces Strategy including:

GC1 - Improve the management of green routes through the provision of signs, bins, seats etc

GC2 - Use green corridors to enhance access to green space

GC3 - Progress opportunities and attempt to secure external funding to create new green corridor routes.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.391 Option 1 would contribute towards the Vision by improving gateway links to the town centre and maximising the opportunity for local residents to make the most of the area's location.

6. Community and other Stakeholder Support

1.392 8 respondents agreed with this option as it would improve the access out of Healey Wood for the residents

7. Value for money and deliverability

1.393 Funding for this proposal would come from the Council's Elevate budget. Delivery of this proposal may depend on the possibility of assembling additional land to provide a safer route from Healey Wood.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.394 The route is identified in the Healey Wood Heritage Appraisal as a Key Route. The start of the route at the junction of Spring Hill Road and Healey Wood Road is the site of the only remaining area of cobbles in the area.

9. Options Appraisal Summary

1.395 This proposal would have a positive impact on many sustainability objectives and would support strategic planning policies which seek to provide improved access for all to jobs, health, education, shops, leisure, community facilities, open space, sport and recreation. This option would contribute towards Strategic Priority 2 of Burnley's Community Strategy, the vision of Ambition Lancashire, the Vision for the area and there was some stakeholder support for the proposals. Option 1 would allow for the sensitive improvement of a Key Route identified in the Heritage Appraisal.

Option 2: No Change

1. Sustainability Appraisal

1.396 The Sustainability Appraisal identifies uncertainty if the path deteriorates as access may become difficult and fear of crime increase.

2. Fit with Strategic Planning Policies

1.397 Option 2 is not in line with wider strategic objectives to support and improve local accessibility to shops and services.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

Option 2 would not contribute towards Burnley's Future Strategic Priority 2 - making the whole Borough clean, green and safe or Ambition Lancashire's ambition to provide a well maintained network of safe footpaths.

4. Relationship to other Plans and Programmes

Option 2 would not contribute positively towards the strategic priorities in other plans and programmes.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.398 Option 2 would be unlikely to contribute towards the Vision as a no change option would not lead to any investment in the areas built or natural environment.

6. Community and other Stakeholder Support

1.399 1 respondent disagreed with this option.

7. Value for money and deliverability

1.400 There is no proposal to deliver. However, in the long term, a 'No Change' option may not be value for money if the route deteriorates.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.401 The route is identified in the Healey Wood Heritage Appraisal as a Key Route. The start of the route at the junction of Spring Hill Road and Healey Wood Road is the site of the only remaining area of cobbles in the area.

9. Options Appraisal Summary

1.402 A 'No Change' option would have a little or no impact on many sustainability objectives. It would not be in line with strategic planning policies which seek to support and improve local accessibility to shops and services. This option would not contribute towards Strategic Priority 2 of Burnley's Community Strategy, the vision of Ambition Lancashire, or the Vision for the area. Without investment in the area, the potential to improve the neighbourhood may be lost. There was little stakeholder support for a 'No Change' option.

Route A - Preferred Option

1.403 The Options Appraisal suggests that proposed improvements to the route would have positive impacts on a number of sustainability objectives and would generally be in line with strategic planning policies to support and improve local accessibility to shops and services

1.404 The Issues and Options Consultation demonstrated that there was support for improving this important route.

ROUTE B - CANAL TOW PATH

1.405 The Issues and Options Report prepared in Summer 2006 proposed two options for this route.

1.406 Option 1 suggested a scheme of improvements to the towpath to increase the usage of this key route between Burnley Wood, the town centre and the Weavers' Triangle. Option 2 suggested no change.

Option 1: Improvements

1. Sustainability Appraisal

1.407 The Sustainability Appraisal identifies uncertain impacts on habitat if vegetation is cleared and positive impacts in relation to growth potential, image, urban renaissance, economic inclusion, sustainable transport, health, access to goods and services and built and cultural environment

2. Fit with Strategic Planning Policies

This option would be in accord with PPS 1 which advises that development plans should include clear, comprehensive and inclusive access policies - both in terms of location and external physical access. It also suggests that local planning authorities should seek to provide improved access for all to jobs, health, education, shops, leisure, community facilities, open space, sport and recreation. PPG 13 requires development plans to review existing provision for pedestrians in order to identify the network of routes and locations where the needs and safety of pedestrians will be given priority, and the measures that will be taken and that development plans should promote and protect local day to day shops and services which are within easy walking distance of housing.

Option 1 would also support Policy UR3 of the Regional Spatial Strategy which advises that detailed policies and proposals should be defined in development plans, with particular regard to assisting people with special mobility needs, the improvement and development of pedestrian routes, creation of cycle networks and related improvements to the road network. It would also be in line with Policy UR10 which indicates that development plan policies

should create and enhance urban green space networks by ensuring adequate protection is given to key features such as parks, linear walkways, river valleys, canals and public open spaces and identifying the areas where new physical linkages between these areas need to be forged.

The Local Transport Plan also advises (Table 1.2.1) that local planning authorities should promote a well maintained safe cycle and footpath network.

Local Plan Policy TM5 states that the Council will improve the safety, convenience and attractiveness of footpaths in the town centre and in the urban area, and that priority will be given to routes linking the town centre, shopping centres, schools and community facilities.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.408 Option 1 should contribute towards Strategic Priority 2 - making the whole Borough clean, green and safe

4. Relationship to other Plans and Programmes

This option would also support several recommendations in the Council's Greenspaces Strategy including:

GC1 - Improve the management of green routes through the provision of signs, bins, seats etc

GC2 - Use green corridors to enhance access to green space

GC3 - Progress opportunities and attempt to secure external funding to create new green corridor routes.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.409 Option 1 would contribute towards the Vision by improving gateway links to the town centre and the Weavers' Triangle and by maximising the opportunity for local residents to make the most of the area's location.

6. Community and other Stakeholder Support

1.410 6 respondents agreed with this option as this route is in need of improvement to reduce the conflict between cycle and pedestrian users.

7. Value for money and deliverability

1.411 Funding for this proposal would come from the Council's Elevate budget and Section 106 contributions from planning applications.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.412 Map F of the Burnley Wood Heritage Appraisal identifies the Canal embankment as a landmark feature. It is also locally listed.

9. Options Appraisal Summary

1.413 This proposal would have a positive impact on many sustainability objectives and would support strategic planning policies which seek to provide improved access for all to jobs, health, education, shops, leisure, community facilities, open space, sport and recreation. It would contribute towards Strategic Priority 2 of Burnley's Community Strategy, the vision of Ambition Lancashire, the Vision for the area and there was some stakeholder support for the proposals. Option 1 would allow for the sensitive improvement of a landmark feature which is identified in the Heritage Appraisal.

Option 2: No Change

1. Sustainability Appraisal

1.414 The Sustainability Appraisal identifies no negative or potentially negative/uncertain issues.

2. Fit with Strategic Planning Policies

1.415 Option 2 is not in line with wider strategic objectives to support and improve local accessibility to shops and services.

3. Relationship to "Burnley's Future" and "Ambition Lancashire"

1.416 Option 2 would not contribute towards Burnley's Future Strategic Priority 2 - making the whole Borough clean, green and safe or Ambition Lancashire's ambition to provide a well maintained network of safe footpaths..

4. Relationship to other Plans and Programmes

Option 2 would not contribute positively towards the strategic priorities in other plans and programmes.

5. Contribution to the Vision for Burnley Wood and Healey Wood

1.417 It would be unlikely to contribute towards the Vision as a 'No Change' option would not lead to any investment in the area's built or natural environment.

6. Community and other Stakeholder Support

1.418 1 respondent agreed with this option as this route is already a well used route. 1 respondent disagreed with this option.

7. Value for money and deliverability

1.419 There is no proposal to deliver. However, in the long term a 'No Change' option may not represent value for money, if the route deteriorates.

8. Burnley Wood and Healey Wood Heritage Appraisal

1.420 Map F of the Burnley Wood Heritage Appraisal identifies the Canal embankment as a landmark feature. It is also locally listed.

9. Options Appraisal Summary

1.421 A 'No Change' option would have little or no impact on many sustainability objectives. It would not support strategic planning policies which seek to support and improve local accessibility to shops and services. This option would not contribute towards Strategic Priority 2 of Burnley's Community Strategy, the vision of Ambition Lancashire, or the Vision for the area. Without investment in the area, the potential to improve the neighbourhood may be lost. There was little stakeholder support for a 'No Change' option.

Route B - Preferred Option

1.422 The Options Appraisal suggests that proposed improvements to the route would have positive impacts on a number of sustainability objectives and would generally be in line with strategic planning policies to support and improve local accessibility to shops and services.

1.423 The Issues and Options consultation demonstrated that there was support for improving this important route.

