

Piccadilly/Trafalgar Area Action Plan - Consultation Report

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1 Introduction

1.1 This Consultation Report sets out the consultation responses that were received during the Issues and Options Consultation on the Piccadilly/Trafalgar Area Action Plan and how they have informed the Preferred Option Plan.

2 Consideration of Representations to Issues and Options

PICCADILLY/ TRAFALGAR AREA ACTION PLAN CONSULTATION RESPONSE TABLE

Table 2.1 Consideration of Representations to Issues and Options

Section/ Guideline	Comment	Consideration	Have you Preferred Option? Y/N	Effect on Content of Preferred Option
1.0 Introduction				
2.0 Issues and Options				
	01/PT/07 David Aston Agree with issues and opportunities Major issues continue to be (1) litter, (2) Dog fouling, (3) car parking, (4) vandalism, 3 & 4 should be resolved by the AAP	Agree that these are all key problems for the area.	Yes	The Preferred Option should consider a targeted approach to Neighbourhood Management for Area 1 and this should assist with all these problems.

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
	02/PT/13 Mrs B Akhtar Agree with issues and opportunities	Agree	Yes	All identified Issues and Opportunities have been considered carefully as part of the development of the Preferred Options.
	03/PT/14 04/PT/15 Nadia Idris Agree with issues and opportunities	Agree	Yes	All identified Issues and Opportunities have been considered carefully as part of the development of the Preferred Options.
	07/PT/28 Claire Brierley Agree with issues and opportunities	Agree	Yes	All identified Issues and Opportunities have been considered carefully as part of the development of the Preferred Options.

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
	08/PT/56 Lisa Rebecca Swainbank Agree with issues and opportunities	Agree	Yes	All identified Issues and Opportunities have been considered carefully as part of the development of the Preferred Options.
	09/PT/62 Gail Barton Agree with issues and opportunities	Agree	Yes	All identified Issues and Opportunities have been considered carefully as part of the development of the Preferred Options.
	10/PT/65 Shelagh Fitzgerald Agree with issues and opportunities	Agree	Yes	All identified Issues and Opportunities have been considered carefully as part of the development of the Preferred Options.
	12/PT/127 Marianne Whittaker	Agree	Yes	All identified Issues and Opportunities have been considered carefully as part of the

Section/ Guideline	Comment	Consideration	Have you considered this Preferred Option? Y/N	Effect on Content of Preferred Option
	Agree with issues and opportunities			development of the Preferred Options.
	13/PT/137 Mr Holt Agree with issues and opportunities	Agree	Yes	All identified Issues and Opportunities have been considered carefully as part of the development of the Preferred Options.
	14/PT/138 Mrs K. Cheetham Agree with issues and opportunities	Agree	Yes	All identified Issues and Opportunities have been considered carefully as part of the development of the Preferred Options.
	15/PT/155 Lynn Cooper Agree with issues and opportunities	Agree	Yes	All identified Issues and Opportunities have been considered carefully as part of the development of the Preferred Options.

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
	16/PT/156 Elizabeth Frankland Agree with issues and opportunities	Agree	Yes	All identified Issues and Opportunities have been considered carefully as part of the development of the Preferred Options.
	17/PT/157 Eric Smalley Agree with issues and opportunities	Agree	Yes	All identified Issues and Opportunities have been considered carefully as part of the development of the Preferred Options.
	18/PT/177 Mrs Catherine Howarth Agree with issues and opportunities	Agree	Yes	All identified Issues and Opportunities have been considered carefully as part of the development of the Preferred Options.
	27/PT/218 Mr L. J. Cutler	Agree	Yes	All identified Issues and Opportunities have been considered carefully as part of the

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
	Agree with issues and opportunities			development of the Preferred Options.
	29/PT/229 Mrs G. Pickthall Agree with issues and opportunities	Agree	Yes	All identified Issues and Opportunities have been considered carefully as part of the development of the Preferred Options.
	30/PT/238 Jacqueline Hudson Disagrees with issues and opportunities. Inaction in relation to unauthorised tipping and anti-social behaviour are considered to be issues. The Piccadilly area is neglected	Anti-social behaviour and unauthorised tipping are identified as issues. Agree that general neglect should also be identified	No	The Preferred Option should identify general neglect as an issue

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
	31/PT/242 Helen J. Gauder & Chris Selkirk Agree with issues and opportunities	Agree	Yes	All identified Issues and Opportunities have been considered carefully as part of the development of the Preferred Options.
	32/PT/273 Ben Harrison Agree with issues and opportunities	Agree	Yes	All identified Issues and Opportunities have been considered carefully as part of the development of the Preferred Options.
	34/PT/M Leeming Agree with Issues and Opportunities	Agree	Yes	All identified Issues and Opportunities have been considered carefully as part of the development of the Preferred Options.
	35/PT/332 Mrs Jean Newman	Noted		

Section/ Guideline	Comment	Consideration	Have you Preferred Option? Y/N	Effect on Content of Preferred Option
	Don't know if agree/ disagree with issues and opportunities			
	36/PT/333 Mrs Sheila Wills Don't know if agree/ disagree with issues and opportunities	Noted		
	37/PT/334 Mrs Irene Richards Don't know if agree/ disagree with issues and opportunities	Noted		
	38/PT/335 Robert Rawlison Agree with issues and opportunities	Agree Action is being taken on unauthorised tipping and ASB but the scale of the problems in some areas is challenging. Alley gates should assist with discouraging unauthorised	Yes	The Preferred Option should consider a targeted approach to Neighbourhood Management for Area 1 and this should assist with ASB and tipping problems. Closer working with individual residents should assist with improving behaviour.

Section/ Guideline	Comment	Consideration	Impact on Preferred Option? Y/N	Effect on Content of Preferred Option
	<p>Attached a photo of the bottom block at Herbert St & Pritchard St back Street that illustrates what the back street has been like for over 3 months.</p> <p>How could you remodel the area with tenants who don't care? How did they get alley gates?</p>	<p>tipping but further education and awareness raising with residents may be required.</p>	Y/N	
	<p>41/PT/423</p> <p>Sports England (NW Region)</p> <p>Don't know if agree/ disagree with issues and opportunities</p>	Noted		
	<p>43/PT/436</p> <p>Mr & Mrs R. T. Shackleton</p>	<p>Agree that traffic issues should also be identified</p>	Yes	<p>The Preferred Option should identify traffic as an issue and traffic calming should be considered as part of</p>

Section/ Guideline	Comment	Consideration	Name on Preferred Option? Y/N	Effect on Content of Preferred Option
	Disagree with issues and opportunities identified and consider that traffic calming on Piccadilly Road is required.			proposals for the redevelopment of Area 2.
	44/PT/437 B. P. Shackleton Disagree with issues and opportunities but do not indicate the points of disagreement	The identified Issues and Opportunities are based upon the results of previous rounds of public consultation and sound statistical evidence. No further issues have been identified for consideration.	No	All identified Issues and Opportunities have been considered carefully as part of the development of the Preferred Options and there is general agreement with them amongst the majority of consultees.

Section/ Guideline	Comment	Consideration	Impact on Preferred Option?	Effect on Content of Preferred Option
46/PT/452	<p>Environment Agency</p> <p>We would have no objection in principle to any of the options proposed. The area appears to be predominantly residential so there is little chance of any sites being contaminated or potentially contaminated. There are no watercourses through the area, and there are no areas considered to be at risk of flooding. In the absence of any significant environmental constraints, our only recommendations are that any redevelopment within the area uses the principles of sustainable construction and sustainable drainage systems where practicable.</p>	<p>Agree - principles of sustainable construction and sustainable drainage should be taken into consideration in all new development.</p>	Yes	<p>The EA will continue to consult as Preferred Options and development proposals are developed in more detail.</p> <p>Elevate HMR funding requires new housing development to be Eco homes Very Good standard. Consideration needs to be given to sustainable drainage systems where appropriate.</p>

Section/ Guideline	Comment	Consideration	Impact on Preferred Option? Y/N	Effect on Content of Preferred Option
	14/AL/456	The Countryside Agency	Noted	
	<p>The CA's key environmental interest, in the context of SEA/SA are landscape character and quality; visual amenity and enjoyment of the countryside; recreational opportunities; and enjoyment of access land or a public right of way. Enclosed copy of publication "The Countryside in and around towns CA207 Jan 2005" – indicates vision for the green spaces within and around built up area that could be of interest for the AAPs. The subject matters covered by the AAPs are largely urban in nature and therefore unlikely to affect the Agency's key environmental interests. The Agency therefore has no</p>			

Section/ Guideline	Comment	Consideration	Impact on Preferred Option? Y/N	Effect on Content of Preferred Option
	comment to make on the documents.			
2.3 Housing and Social Issues -	<p>17/PT/157</p> <p>Eric Smalley</p> <p>Agree with issues and opportunities</p> <p>Antisocial behaviour has got to be stamped out or there will be nothing left in the next 10 years. The blight is spreading to adjacent areas now.</p>	<p>Action is being taken on ASB but the scale of the problems in some areas is challenging. Additional projects will probably be required throughout the life span of the AAP.</p>	Yes	<p>The Preferred Option should consider a targeted approach to Neighbourhood Management for Area 1. This should assist with ASB problems. New development in Area 2 should attract a broader mix of residents into the area and offer opportunities for improving security and local environments through design.</p>
18/PT/177	<p>Mrs Catherine Howarth</p> <p>Agree with issues and opportunities</p>	<p>There are significant problems around drugs and crime across the area. Ongoing community safety initiatives should assist with tackling some</p>	Yes	<p>The Preferred Option should consider a targeted approach to Neighbourhood Management for Area 1 should assist with ASB problems. New development in Area 2 should attract a broader</p>

Section/ Guideline	Comment	Consideration	Impact on Preferred Option? Y/N	Effect on Content of Preferred Option
	<p>(Other issues and opportunities)</p> <p>Yes the Piccadilly and Baker Street area are common causes for complaint with a very high crime rate for both drugs, theft and vandalism.</p>	<p>of these problems, although further initiatives may be required.</p>		<p>mix of residents into the area. The Preferred Option should consider how joint working with other agencies such as the Police and health authorities can assist with tackling illegal drug use and crime.</p>
	<p>31/PT/242</p> <p>Helen J. Gauder & Chris Selkirk</p> <p>Agree with issues and opportunities</p> <p>There is clearly an issue with youth boredom/ disruption. Please take this opportunity</p>	<p>Agree - consultation work with local young people has highlighted issues of a lack of facilities, particularly in the evening. Poor lighting of open spaces and streets / back alleys is also a problem identified by young people, thus</p>	Yes	<p>The Preferred Option should include improved pedestrian access to the town centre, Scott Park , green spaces and Vanguard Community Centre. New housing developments may provide opportunities for further environmental enhancements.</p>

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
	to consider social engagement/ facilities for young people	limiting the places where young people can safely meet.		
	34/PT/M Leeming Agree with Issues and Opportunities. Priority for investment should be all clearance areas to promote confidence in the scheme.	Large scale clearance would not reflect the importance of local built and cultural heritage, the views of other local residents and the availability of resources. A more balanced	No	The Preferred Option should include some development of some sites and the retention of some other areas, to present a more balanced approach to the regeneration of the neighbourhood.

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
		approach is required to meet the needs of existing and future residents.		
	38/PT/335 Robert Rawlison Agree with issues and opportunities How could you remodel the area with tenants who don't care? How did they get alley gates?	Action is being taken on unauthorised tipping and ASB but the scale of the problems in some areas is challenging. Alley gates should assist with discouraging unauthorised tipping but further education and awareness raising with residents may be required.	Yes	The Preferred Option should consider a targeted approach to Neighbourhood Management for Area 1. This should assist with ASB and tipping problems.
	15/AL/459 East Lancs Landlords We believe that much more emphasis should be put on selective clearance accompanied by regeneration involving the creation of gardens and garage areas.	The redevelopment of Area 2 should provide more opportunities for widening the choice of housing locally. Enhanced levels of neighbourhood management should assist with street scene and crime issues. tenant	Yes	The Preferred Option should include proposals for redevelopment and improvements to properties and the local environment.

Section/ Guideline	Comment	Consideration	Main on Preferred Option?	Effect on Content of Preferred Option
	<p>As a youngster my main aim in life was to own a house with a garden and garage, this still applies to many people today. Lots of effort needs to be put into crime, street scene and a general improvement to the local environment. It should also be remembered that the PRS is by far the most tax efficient way of providing rental accommodation ie at virtually no capital cost to the local authority or Government. A huge amount of money has been invested in Burnley of recent times by the PRS resulting in vast improvements to the standards within the sector whilst limiting the numbers of empty properties, all at no cost to the taxpayer or Council Tax payer. The work</p>	<p>and landlord accreditation is being progressed across HMR areas.</p>	<p>Y/N</p>	

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	<p>done by the local authority in respect of Tenant and Landlord Accreditation must also be supported and fully funded in my view, the positive aspects of these 2 projects are huge and should be further developed.</p>			
	<p>49/PT/504 anon (Action Planning Event notice board) People need to be safe and alleygating, improvement of streets and more people on the streets makes it safer. The CPO compensation of a demolished house is totally inadequate for elderly people who can't get moving expenses.</p>	<p>Community safety projects such as alleygating and PACT meetings are ongoing in the area. Improvements to the public realm and pedestrian routes should encourage more people to walk. Compensation policies are under review but residents are dealt with on an individual basis to meet individual rehousing needs.</p>	<p>Yes No</p>	<p>The Preferred Option should include the improvement of pedestrian routes and environmental enhancements. Alley gating schemes are ongoing. Compensation issues are dependant on housing policy and are outside the remit of the AAP.</p>

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	<p>51/PT/506 S Chippendale</p> <p>More police on streets less bums on seats. Bring back the community spirit. Let parents be parents. Teach parents to be parents. Give more free activities in Burnley.</p>	<p>Local community safety issues are dealt with through PACT meetings. Improved neighbourhood management should also assist with tackling crime and anti social behaviour.</p>	<p>Yes</p>	<p>The Preferred Option should look at tackling some of these issues eg through improved neighbourhood management.</p>

Section/ Guideline	Comment	Consideration	Have you considered this option? Y/N	Effect on Preferred Option
2.4 Education, Recreation and Community Facilities - Issues	17/PT/157 Eric Smalley Agree with issues and opportunities Section 2 cites this area as having many residents with low skill levels: How will they read or understand the consultation report or be able to use this form?	The Council uses a variety of means of public consultation including drop in sessions where officers can explain the plans to residents, web based consultation as well as booklets for households.	Yes	Further drop in consultations will be arranged as part of the Preferred Options consultations . The Borough Council will continue to strive to make consultation material available in a range of formats including large print and audio format.
Area 1 – Raglan Road/Montague Road/Albion Street/St Matthews Street				

Section/ Guideline	Comment	Consideration	Name on Preferred Option?	Effect on Content of Preferred Option
<p>Option 1 – Remodelling, neighbourhood management and social enterprise</p>	<p>05/PT/16 Chris Finlayson Disagree with Area 1 Option 1, because you can do up a 2 up 2 down, but it still has no garden or garage – you will get the same old problems occurring</p>	<p>This area has some serious problems including abandonment and poor condition properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.</p>	<p>Yes</p>	<p>The Preferred Option should consider including intensive neighbourhood management to tackle more effectively the long standing problems in the area and to complement any proposed physical changes.</p>
	<p>09/PT/62 Gail Barton Agree with Area 1 Option 1 will help us make dramatic changes for the good of our community</p>	<p>This area has some serious problems including abandonment and poor condition properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.</p>	<p>Yes</p>	<p>The Preferred Option should consider some physical changes to the area, depending on the outcome of further research on property condition.</p>

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	11/PT/104 Barbara Holden Agree with Area 1 Option 1 Improving may prevent some of the trouble	This area has some serious problems including abandonment and poor condition properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.	Yes	The Preferred Option should consider some physical changes to the area, depending on the outcome of further research on property condition.
	12/PT/127 Marianne Whittaker Agree with Area 1 Option 1	This area has some serious problems including abandonment and poor condition properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.	Yes	Remodelling of properties alone will not effectively tackle the area's substantial problems. The Preferred Option should consider an increase in targeted neighbourhood management initiatives which could have a major effect on social problems.

Section/ Guideline	Comment	Consideration	Impact on Preferred Option? Y/N	Effect on Content of Preferred Option
	13/PT/137 Mr Holt Disagree with (Area 1) Option 1 remodelling would not solve the problem of this fast deteriorating (?) street, needs to be replaced with quality housing. My street (Herbert St) is deteriorating empty boarded up property, vandalism, dumping in empty houses. Replace with good houses with green sites	Replacing the existing housing with new housing would not solve the long standing social and environmental problems in the area.	No	The Preferred Option should include enhanced levels of neighbourhood management in the area, possibly through close partnership working with an RSL.
	16/PT/156 Elizabeth Frankland Agree with Area 1 Option 1. Keep some houses with occupiers who have kept their houses in good repair	This area has some serious problems including abandonment and poor condition properties. Any physical regeneration activity needs to be underpinned	Yes	Any proposals for physical changes in the area will require close consultation and involvement of local residents.

Section/ Guideline	Comment	Consideration	Have you Preferred Option? Y/N	Effect on Content of Preferred Option
		by an enhanced level of neighbourhood management to tackle long standing social issues.		
	17/PT/157 Eric Smalley Agree with Area 1 Option 1 because this allows the greatest benefit to <u>long term</u> rate payers who will see the value of their investment	This area has some serious problems including abandonment and poor condition properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.	Yes	Any proposals for physical changes in the area will require close consultation and involvement of local residents.
	27/PT/218 Mr L. J. Cutler	This area has some serious problems including abandonment and poor condition	Yes	Improvements to the area are required but this may take a different form from just physical remodelling ie an enhanced level

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	Agree with Area 1 Option 1- Need to improve area – too many vacant/ run down properties	properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.		of neighbourhood management is also required to underpin physical regeneration activity.
	29/PT/229 Mrs G Pickthall Disagree with (Area 1) Options 1, 3 & 4	This area has some serious problems including abandonment and poor condition properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.	Yes	Remodelling of properties alone will not effectively tackle the area's substantial problems. An increase in targeted neighbourhood management initiatives could have a major effect on social problems.
	32/PT/273 Ben Harrison	This area has some serious problems including abandonment and poor condition	Yes	Remodelling of properties alone will not effectively tackle the area's substantial problems. An increase in targeted

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	Disagree with Area 1 Options 1 & 3 With these options you would only have to return at a later date and start again	properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.		neighbourhood management initiatives could have a major effect on social problems.
	36/PT/333 Mrs Sheila Wills Disagree with Area 2 Option 1	This area has some serious problems including abandonment and poor condition properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.	Yes	Remodelling of properties alone will not effectively tackle the area's substantial problems. An increase in targeted neighbourhood management initiatives could have a major effect on social problems.
	37/PT/334 Mrs Irene Richards	This area has some serious problems including abandonment and poor condition	Yes	Remodelling of properties alone will not effectively tackle the area's substantial problems. The Preferred Option should

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	Disagree with Area 2 Option 1	properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.		consider an increase in targeted neighbourhood management initiatives which could have a major effect on social problems.
	39/PT/342	Noted		
	Highways Agency			
	C/o Faber Maunsell			
	The Agency considers that the remodelling of this Area is unlikely to have a material impact on the traffic flows on the strategic highway network.			

Section/ Guideline	Comment	Consideration	Name on Preferred Option? Y/N	Effect on Content of Preferred Option
	<p>47/PT/473 Joe Fallows</p> <p>This option should be taken up, the option to stay within the area for existing tenants should be paramount, those affected by compulsory purchase should have priority to be given empty houses that are to be remodelled.</p>	<p>This area has some serious problems including abandonment and poor condition properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.</p>	<p>Yes</p>	<p>Any proposals for physical changes in the area will require close consultation and involvement of local residents.</p>
<p>Option 2 – Demolition and Redevelopment</p>	<p>01/PT/07 Davis Aston</p> <p>Agree with Area 1 Option 2. I believe these Options will give greatest enhancement to the areas.</p>	<p>This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.</p>	<p>No</p>	<p>It is considered that Option 2 is unlikely to solve the long standing problems in the area. It is therefore not being progressed as the Preferred Option.</p>

Section/ Guideline	Comment	Consideration	Impact on Preferred Option? Y/N	Effect on Content of Preferred Option
	02/PT/13 Mrs B. Akhtar Agree with Area 1 Option 2 You need to act now ASAP	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	It is considered that Option 2 is unlikely to solve the long standing problems in the area. It is therefore not being progressed as the Preferred Option.
	03/PT/14 04/PT/15 Nadia Idris Agree with Area 1 Option 2 Must do Area 1 Option 2	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	It is considered that Option 2 is unlikely to solve the long standing problems in the area. It is therefore not being progressed as the Preferred Option.
	05/PT/16 Chris Finlayson Agree with Area 1 Option 2, because you want houses with gardens and garages!	This option will have a significant adverse impact on the local heritage value of the area and may not	No	It is considered that Option 2 is unlikely to solve the long standing problems in the area. It is therefore not being progressed as the Preferred Option. The Preferred Option should consider opportunities for new

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		solve the longer term social problems in the area.		development and a greater choice of housing types should be provided in Area 2.
	07/PT/28 Claire Brierley Agree with Area 1 Option 2 because these are the best options for the area	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	It is considered that Option 2 is unlikely to solve the long standing problems in the area. It is therefore not being progressed as the Preferred Option.
	10/PT/65 Shelagh Fitzgerald Agree with Area 1 Option 2	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	It is considered that Option 2 is unlikely to solve the long standing problems in the area. It is therefore not being progressed as the Preferred Option.

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	13/PT/137 Mr Holt Agree with (Area 1) Option 2 demolition of Herbert Street	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	It is considered that Option 2 is unlikely to solve the long standing problems in the area. It is therefore not being progressed as the Preferred Option.
	14/PT/138 Mrs K. Cheetham Agree with Area 1 Option 2 area will improve dramatically if these houses were demolished, community improvement-pleasant, calm environment	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	It is considered that Option 2 is unlikely to solve the long standing problems in the area. It is therefore not being progressed as the Preferred Option.
	16/PT/156 Elizabeth Frankland Disagree with Area 1 Options 2 & 3. Elderly people will find it hard to move	Agree - this option will have a significant adverse impact on the local heritage value of the area	Yes	Option 2 will not solve the long standing problems in the area.

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		and may not solve the longer term social problems in the area.		
	17/PT/157 Eric Smalley Disagree with Area 1 Options 2, 3 & 4. This will leave those who are least able to move/adapt in a terrible situation	Agree - this option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	Yes	Option 2 will not solve the long standing problems in the area.
	29/PT/229 Mrs G. Pickthall Agree with Area 1 Option 2	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	It is considered that Option 2 is unlikely to solve the long standing problems in the area. It is therefore not being progressed as the Preferred Option.

Section/ Guideline	Comment	Consideration	Impact on Preferred Option? Y/N	Effect on Content of Preferred Option
	31/PT/242 Helen J. Gauder & Chris Selkirk I think Area 1 should be demolished under Option 2	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	It is considered that Option 2 is unlikely to solve the long standing problems in the area. It is therefore not being progressed as the Preferred Option.
	32/PT/273 Ben Harrison Agree with Area 1 Option 2 – need a clean sweep, wasting money with other options Using Options A1 – O2, A2-O1, A3- O1, A4- O1 & A5- O1 would have a wonderful area to Trafalgar street	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	It is considered that Option 2 is unlikely to solve the long standing problems in the area. It is therefore not being progressed as the Preferred Option.

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	34/PT/310 Marion Leeming Agree	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	It is considered that Option 2 is unlikely to solve the long standing problems in the area. It is therefore not being progressed as the Preferred Option.
	36/PT/333 Mrs Sheila Wills Agree (?) with Area 2 Option 2 – no demolition, only grants	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	It is considered that Option 2 is unlikely to solve the long standing problems in the area. It is therefore not being progressed as the Preferred Option.
	37/PT/334 Mrs Irene Richards Agree with Area 2 Option 2 (?) No demolition just grants	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	It is considered that Option 2 is unlikely to solve the long standing problems in the area. It is therefore not being progressed as the Preferred Option.

Section/ Guideline	Comment	Consideration	Impact on Preferred Option? Y/N	Effect on Content of Preferred Option
	<p>38/PT/335</p> <p>Robert Rawlinson</p> <p>Agree with Area 1 Option 2, most of the houses in this area are in disrepair. The front walls are belling out.</p> <p>Area 1 Option 2 is the only answer. Herbert St, Pritchard St, Grange St is a blot on the surrounding landscape</p>	<p>This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.</p>	<p>No</p>	<p>It is considered that Option 2 is unlikely to solve the long standing problems in the area. It is therefore not being progressed as the Preferred Option.</p>
	<p>39/PT/342</p> <p>Highways Agency</p> <p>C/o Faber Maunsell</p> <p>The Agency will need to be consulted on the proposals associated with Option 2 in order to consider the likely traffic impact that the new housing development might</p>	<p>Noted - Option 2 is not being considered as the Preferred Option and so there is unlikely to be significant new development in the area.</p>		

Section/ Guideline	Comment	Consideration	Impact on Preferred Option?	Effect on Content of Preferred Option
	<p>have on the strategic highway network. Should Option 2 be carried forward, the Agency would be keen to ensure that the site is designed in a sustainable manner to encourage access by modes of transport other than the private vehicle. The Agency considers that the site should be developed wholly in accordance with PPS 3. This will ensure that the site is not over developed, which could result in negative impacts in traffic terms on the trunk road network.</p> <p>The area should be developed in a manner to ensure that the need to travel is reduced. Improvements in public transport should be proposed where appropriate.</p>		Y/N	

Section/ Guideline	Comment	Consideration	Have on Preferred Option?	Effect on Content of Preferred Option
	Assessment of the impact of the development on trunk road network will need to be undertaken in accordance with the requirements of PPG 13, including the provision of adequate Transport Assessments and Travel Plan Reports.		Y/N	
41/PT/423	Sports England Disagree with Area 1 Option 2 – involves loss of open space/ little change/ potential reduce housing density, reduce accessibility	Agree - this option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	Yes	It is considered that Option 2 is unlikely to solve the long standing problems in the area. It is therefore not being progressed as the Preferred Option.
12/AI/427	Lancashire County Council	Noted.	No	All proposals for new housing development in the Preferred Options will

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
	<p>Planning and Environmental Services</p> <p>A number of the proposals (Area 1, Area 2 and Area 3) make reference to clearance for new housing development. Policy 13 of the JLSP allows for the replacement of these dwellings on up to a one for one basis. Additional dwellings in excess of one for one will be counted against housing provision of Policy 12 of the JLSP.</p>	<p>be developed in accordance with the relevant planning policies.</p>	<p>Y/N</p>	
	<p>47/PT/473 Joe Fallows</p> <p>This option should only go ahead if say "75%" of residents are happy to move out and are offered a suitable property to their needs.</p>	<p>This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.</p>	<p>Yes</p>	<p>It is considered that Option 2 is unlikely to solve the long standing problems in the area. It is therefore not being progressed as the Preferred Option.</p>

Section/ Guideline	Comment	Consideration	Impact on Preferred Option?	Effect on Content of Preferred Option
	52/PT/527 Gareth Ashworth	<p>This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.</p> <p>Option 2 would be the best, as the area is run down, creating land clearances for new housing would have a significant impact on the property values at the other side of St Matthews Street towards Scott Park, the clearance and redevelopment of this area would be excellent for the communities living on Albion Street, St Matthews, Palatine Square.</p>	No	<p>It is considered that Option 2 is unlikely to solve the long standing problems in the area. It is therefore not being progressed as the Preferred Option.</p>
	<p>Option 3 – Little Change</p> <p>10/PT/65 Shelagh Fitzgerald</p> <p>Do not agree with Area 1 Option 3 – as I feel these are the biggest areas of concern</p>	<p>Agree - such minor interventions such as facelifting around the periphery will do little to tackle the long term social and environmental problems in the area.</p>	Yes	<p>Option 3 is unlikely to solve the long standing problems in the area.</p>

Section/ Guideline	Comment	Consideration	Have you Preferred Option? Y/N	Effect on Content of Preferred Option
	and something must be done about the poor state of these areas.			
	14/PT/138 Mrs K. Cheetham Area 1 Options 3 & 4 in strong disagreement because of the poor condition the houses are in	Agree - such minor interventions such as facelifting around the periphery will do little to tackle the long term social and environmental problems in the area.	Yes	Option 3 is unlikely to solve the long standing problems in the area.
	16/PT/156 Elizabeth Frankland Disagree with Area 1 Options 2 & 3. Elderly people repair will find it hard to move	Agree - such minor interventions such as facelifting around the periphery will do little to tackle the long term social and environmental problems in the area.	Yes	Option 3 is unlikely to solve the long standing problems in the area.
	17/PT/157 Eric Smalley	Agree - such minor interventions such as facelifting around the periphery will do little to	Yes	Option 3 is unlikely to solve the long standing problems in the area.

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
		Disagree with Area 1 Options 2, 3 & 4. This will leave those who are least able to move/adapt in a terrible situation		
	29/PT/229 Mrs G Pickthall	Agree - such minor interventions such as facelifting around the periphery will do little to tackle the long term social and environmental problems in the area.	Yes	Option 3 is unlikely to solve the long standing problems in the area.
	Disagree with (Area 1?) Options 1, 3 & 4			
	31/PT/242 Helen J. Gauder & Chris Selkirk	Agree - such minor interventions such as facelifting around the periphery will do little to tackle the long term social and environmental problems in the area.	Yes	Option 3 is unlikely to solve the long standing problems in the area.
	I do not agree with Option 3 in Area 1			
	32/PT/273 Ben Harrison	Agree - such minor interventions such as facelifting around the	Yes	Option 3 is unlikely to solve the long standing problems in the area.

Section/ Guideline	Comment	Consideration	Have you Preferred Option?	Effect on Content of Preferred Option
	Disagree with Area 1 Options 1 & 3 With these options you would only have to return at a later date and start again	periphery will do little to tackle the long term social and environmental problems in the area.	Y/N	
	39/PT/342 Highways Agency C/o Faber Maunsell Options 3 and 4 are unlikely to have a material impact upon the operation of the trunk road network; therefore the Agency makes no comments	Noted.		
	41/PT/423 Sports England	Agree - such minor interventions such as facelifting around the periphery will do little to	Yes	Option 3 is unlikely to solve the long standing problems in the area.

Section/ Guideline	Comment	Consideration	Have you considered the effect on the preferred option?	Effect on Content of Preferred Option
	Disagree with Area 1 Option 3— involves loss of open space/ little change/ potential reduce housing density, reduce accessibility	tackle the long term social and environmental problems in the area.	Yes	Option 3 is unlikely to solve the long standing problems in the area.
	47/PT/473 Joe Fallows This option would only put off the inevitable – major improvements are needed.	Agree - such minor interventions such as facelifting around the periphery will do little to tackle the long term social and environmental problems in the area.	Yes	Option 3 is unlikely to solve the long standing problems in the area.
Option 4 – No Changes	02/PT/13 Mrs B. Akhtar Do not agree with Option 4 (?)	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	Option 4 is unlikely to solve the long standing problems in the area.

Section/ Guideline	Comment	Consideration	Have you considered the Preferred Option? Y/N	Effect on Content of Preferred Option
	10/PT/65 Shelagh Fitzgerald Do not agree with Area 1 Option 4 – as I feel these are the biggest areas of concern and something must be done about the poor state of these areas.	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	Option 4 is unlikely to solve the long standing problems in the area.
	Mrs K. Cheetham Area 1 Options 3 & 4 in strong disagreement because of the poor condition the houses are in	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	Option 4 is unlikely to solve the long standing problems in the area.

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
	17/PT/157 Eric Smalley Disagree with Area 1 Options 2, 3 & 4. This will leave those who are least able to move/adapt in a terrible situation	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	Option 4 is unlikely to solve the long standing problems in the area.
	29/PT/229 Mrs G Pickthall Disagree with (Area 1?) Options 1, 3 & 4	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	Option 4 is unlikely to solve the long standing problems in the area.
	31/PT/242 Helen J. Gauder & Chris Selkirk I do not agree with Option 4 in Area 1	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	Option 4 is unlikely to solve the long standing problems in the area.

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
	39/PT/342 Highways Agency C/o Faber Maunsell Options 3 and 4 are unlikely to have a material impact upon the operation of the trunk road network; therefore the Agency makes no comments	Noted		
	47/PT/473 Joe Fallows As option 3 above.	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	Option 4 is unlikely to solve the long standing problems in the area.
Other Options?	03/PT/14 Nadia Idris Disagree with Option 4 (?) You are taking too long to make decisions. Act now	Agree - the problems in the area are significant and action is required to tackle them effectively. Planning and regeneration are long term processes and resources have so far	Yes	Option 4 is unlikely to solve the long standing problems in the area. The AAP will provide a framework for intervention that should assist with attracting more resources into the area to target problems.

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
		been targeted to other areas, causing frustration amongst residents.		
	16/PT/156 Elizabeth Frankland For some of the houses to be remodelled to be more accessible to elderly and disabled occupants	There is a need to meet the needs of elderly and vulnerable occupants. Future projects with RSL and developer partners should take account of these particular needs.	Yes	The Preferred Option is to work with an RSL partner to consider some limited physical interventions a more concentrated approach to neighbourhood management in the area.
	17/PT/157 Eric Smalley Take the long standing Council taxpayers out of this hell and rehouse us at <u>no</u> extra cost in the affordable housing in other areas.	Compensation for occupiers affected by CPO is determined by Housing policy at national and local level. Other rehousing schemes are available through RSL partners.	No	

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
	<p>31/PT/242</p> <p>Helen J. Gauder & Chris Selkirk</p> <p>Area 1 needs some open space, gardens, play area</p>	<p>The area is densely developed but several good quality open spaces are located very close by eg Scott Park, and Piccadilly Gardens.</p>	<p>Possibly</p>	<p>The Preferred Option should consider access to all types of open space, and include improvements to pedestrian routes linking residential areas to green spaces and the town centre etc.</p>
<p>Priority for investment</p>	<p>01/PT/07</p> <p>Davis Aston</p> <p>Priority for investment in Areas 1 & 3 because they are in greatest need of improvement</p>	<p>Agree - the problems in the area are significant and action is required to tackle them effectively.</p>	<p>Yes</p>	<p>The Preferred Option should consider these areas as priorities for investment.</p>
	<p>02/PT/13</p> <p>Mrs B. Akhtar</p> <p>Priority for investment Area 1</p>	<p>Agree - the problems in the area are significant and action is required to tackle them effectively.</p>	<p>Yes</p>	<p>The Preferred Option should consider this area as a priority for investment.</p>

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
	05/PT/16 Chris Finlayson Area 1 because it puts everyone off Burnley	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	The Preferred Option should consider this area as a priority for investment.
	10/PT/65 Shelagh Fitzgerald Area 1 and 2 as these are the worst parts of the Piccadilly Area and the whole area would be greatly improved by carrying out regeneration on these two areas.	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	The Preferred Option should consider these areas as priorities for investment.

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
	13/PT/137 Mr Holt Herbert St, Prichard St because of the poor state of housing much of being empty (?)	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	The Preferred Option should consider this area as a priority for investment.
	14/PT/138 Mrs K. Cheetham Area 1 and 2 the poor and unsightly condition of the houses	Agree - the problems in the areas are significant and action is required to tackle them effectively.	Yes	The Preferred Option should consider these areas as priorities for investment.
	27/PT/218 Mr L. J. Cutler Areas 1 and 2 extremely run down	Agree - the problems in the areas are significant and action is required to tackle them effectively.	Yes	The Preferred Option should consider these areas as priorities for investment.

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
	29/PT/229 Mrs G Pickethall Area 1 Option 1 remodelling	The problems in the area are significant and action is required to tackle them effectively. However remodelling may not provide long term solutions to social and property conditions problems in the area.	No	
	31/PT/242 Helen J. Gauder & Chris Selkirk Area's 1 & 2 should be the top priority	Agree - the problems in the areas are significant and action is required to tackle them effectively.	Yes	The Preferred Option should consider these areas as priorities for investment.
	32/PT/273 Ben Harrison Area 1 - bad housing	The problems in the area are significant and action is required to tackle them effectively.	Yes	The Preferred Option should consider this area as a priority for investment.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	Robert Rawlinson Area 1 Option 2 – This area is bringing down other surrounding areas, just ask them	The problems in the area are significant and action is required to tackle them effectively. However demolition and redevelopment may not provide long term solutions to social problems in the area.	No	

Table 2.2 Consideration of Representations to Issues and Options - Area 1

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
Area 1 – Raglan Road/Montague Road/Albion Street/St Matthews Street			Y/N	

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
Option 1 – Remodelling, neighbourhood management and social enterprise	05/PT/16 Chris Finlayson Disagree with Area 1 Option 1, because you can do up a 2 up 2 down, but it still has no garden or garage – you will get the same old problems occurring	This area has some serious problems including abandonment and poor condition properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.	Yes	The Preferred Option should include intensive neighbourhood management to tackle more effectively the long standing problems in the area.
	09/PT/62 Gail Barton Agree with Area 1 Option 1 will help us make dramatic changes for the good of our community	This area has some serious problems including abandonment and poor condition properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.	Yes	The Preferred Option should consider some physical changes to the area, depending on the outcome of further research on property condition.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	11/PT/104 Barbara Holden Agree with Area 1 Option 1 Improving may prevent some of the trouble	This area has some serious problems including abandonment and poor condition properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.	Yes Y/N	The Preferred Option should consider some physical changes to the area, depending on the outcome of further research on property condition.
	12/PT/127 Marianne Whittaker Agree with Area 1 Option 1	This area has some serious problems including abandonment and poor condition properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.	Yes	Remodelling of properties alone will not effectively tackle the area's substantial problems. The Preferred Option should consider an increase in targeted neighbourhood management initiatives which could have a major effect on social problems.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
	13/PT/137 Mr Holt Disagree with (Area 1) Option 1 remodelling would not solve the problem of this fast deteriorating (?) street, needs to be replaced with quality housing. My street (Herbert St) is deteriorating empty boarded up property, vandalism, dumping in empty houses. Replace with good houses with green sites	Replacing the existing housing with new housing would not solve the long standing social and environmental problems in the area.	No	
	16/PT/156 Elizabeth Frankland Agree with Area 1 Option 1. Keep some houses with occupiers who have kept their houses in good repair	This area has some serious problems including abandonment and poor condition properties. Any physical regeneration activity needs to be underpinned	Yes	Any proposals for physical changes in the area will require close consultation and involvement of local residents.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
		by an enhanced level of neighbourhood management to tackle long standing social issues.	Y/N	
	17/PT/157 Eric Smalley Agree with Area 1 Option 1 because this allows the greatest benefit to long term rate payers who will see the value of their investment	This area has some serious problems including abandonment and poor condition properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.	Yes	Any proposals for physical changes in the area will require close consultation and involvement of local residents.
	27/PT/218 Mr L. J. Cutler	This area has some serious problems including abandonment and poor condition	Yes	Improvements to the area are required but this may take a different form from just physical remodelling. The Preferred

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	<p>Agree with Area 1 Option1- Need to improve area – too many vacant/ run down properties</p>	<p>properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.</p>	<p>Y/N</p>	<p>Option should consider an enhanced level of neighbourhood management to underpin physical regeneration activity.</p>
	<p>29/PT/229 Mrs G Pickthall Disagree with (Area 1) Options 1, 3 & 4</p>	<p>This area has some serious problems including abandonment and poor condition properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.</p>	<p>Yes</p>	<p>Remodelling of properties alone will not effectively tackle the area's substantial problems. The Preferred Option should look at increasing targeted neighbourhood management initiatives as these could have a major effect on social problems.</p>
	<p>32/PT/273 Ben Harrison</p>	<p>This area has some serious problems including abandonment and poor condition</p>	<p>Yes</p>	<p>Remodelling of properties alone will not effectively tackle the area's substantial problems. The Preferred Option should look at</p>

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	Disagree with Area 1 Options 1 & 3 With these options you would only have to return at a later date and start again	properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.	Y/N	increasing targeted neighbourhood management initiatives as these could have a major effect on social problems.
	36/PT/333 Mrs Sheila Wills Disagree with Area 2 Option 1	This area has some serious problems including abandonment and poor condition properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.	Yes	Remodelling of properties alone will not effectively tackle the area's substantial problems. The Preferred Option should look at increasing targeted neighbourhood management initiatives as these could have a major effect on social problems.
	37/PT/334 Mrs Irene Richards	This area has some serious problems including abandonment and poor condition	Yes	Remodelling of properties alone will not effectively tackle the area's substantial problems. The Preferred Option should look at

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	Disagree with Area 2 Option 1	properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.	Y/N	increasing targeted neighbourhood management initiatives as these could have a major effect on social problems.
	39/PT/342 Highways Agency C/o Faber Maunsell The Agency considers that the remodelling of this Area is unlikely to have a material impact on the traffic flows on the strategic highway network.	Noted		

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
	47/PT/473 Joe Fallows This option should be taken up, the option to stay within the area for existing tenants should be paramount, those affected by compulsory purchase should have priority to be given empty houses that are to be remodelled.	This area has some serious problems including abandonment and poor condition properties. Any physical regeneration activity needs to be underpinned by an enhanced level of neighbourhood management to tackle long standing social issues.	Yes	Any proposals for physical changes in the area will require close consultation and involvement of local residents.
Option 2 – Demolition and Redevelopment	01/PT/07 Davis Aston Agree with Area 1 Option 2. I believe these Options will give greatest enhancement to the areas.	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	Option 2 is unlikely to solve the long standing problems in the area.
	02/PT/13 Mrs B. Akhtar	This option will have a significant adverse impact on the local	No	Option 2 is unlikely to solve the long standing problems in the area.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
	Agree with Area 1 Option 2 You need to act now	heritage value of the area and may not solve the longer term social problems in the area.		
	03/PT/14 04/PT/15 Nadia Idris Agree with Area 1 Option 2 Must do Area 1 Option 2	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	Option 2 is unlikely to solve the long standing problems in the area.
	05/PT/16 Chris Finlayson Agree with Area 1 Option 2, because you want houses with gardens and garages!	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	Option 2 is unlikely to solve the long standing problems in the area.
	07/PT/28 Claire Brierley	This option will have a significant adverse impact on the local	No	Option 2 is unlikely to solve the long standing problems in the area.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	Agree with Area 1 Option 2 because these are the best options for the area	heritage value of the area and may not solve the longer term social problems in the area.	Y/N	
	10/PT/65 Shelagh Fitzgerald Agree with Area 1 Option 2	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	Option 2 is unlikely to solve the long standing problems in the area.
	13/PT/137 Mr Holt Agree with (Area 1) Option 2 demolition of Herbert Street	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	Option 2 is unlikely to solve the long standing problems in the area.
	14/PT/138 Mrs K. Cheetham	This option will have a significant adverse impact on the local heritage value of the	No	Option 2 is unlikely to solve the long standing problems in the area.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
	<p>Agree with Area 1 Option 2 area will improve dramatically if these houses were demolished, community improvement-pleasant, calm environment</p>	<p>area and may not solve the longer term social problems in the area.</p>	<p>Y/N</p>	
	<p>16/PT/156 Elizabeth Frankland Disagree with Area 1 Options 2 & 3. Elderly people will find it hard to move</p>	<p>Agree - this option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.</p>	<p>Yes</p>	<p>Option 2 is unlikely to solve the long standing problems in the area.</p>
	<p>17/PT/157 Eric Smalley Disagree with Area 1 Options 2, 3 & 4. This will leave those who are least able to move/adapt in a terrible situation</p>	<p>Agree - this option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.</p>	<p>Yes</p>	<p>Option 2 is unlikely to solve the long standing problems in the area.</p>

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
	29/PT/229 Mrs G. Pickthall Agree with Area 1 Option 2	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	Option 2 is unlikely to solve the long standing problems in the area.
	31/PT/242 Helen J. Gauder & Chris Selkirk I think Area 1 should be demolished under Option 2	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	Option 2 is unlikely to solve the long standing problems in the area.
	32/PT/273 Ben Harrison Agree with Area 1 Option 2 – need a clean sweep, wasting money with other options	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	Option 2 is unlikely to solve the long standing problems in the area.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
	Using Options A1 – O2, A2-O1, A3- O1, A4- O1 & A5-O1 would have a wonderful area to Trafalgar street			
	34/PT/310 Marion Leeming Agree	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	Option 2 is unlikely to solve the long standing problems in the area.
	36/PT/333 Mrs Sheila Wills Agree (?) with Area 2 Option 2 – no demolition, only grants	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	Option 2 is unlikely to solve the long standing problems in the area.
	37/PT/334 Mrs Irene Richards	This option will have a significant adverse impact on the local heritage value of the	No	Option 2 is unlikely to solve the long standing problems in the area.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	Agree with Area 2 Option 2 (?) No demolition just grants	area and may not solve the longer term social problems in the area.	Y/N	
	38/PT/335 Robert Rawlinson Agree with Area 1 Option 2, most of the houses in this area are in disrepair. The front walls are belling out. Area 1 Option 2 is the only answer. Herbert St, Pritchard St, Grange St is a blot on the surrounding landscape	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	Option 2 is unlikely to solve the long standing problems in the area.
	39/PT/342 Highways Agency C/o Faber Maunsell	Noted. However, Option 2 is unlikely to form part of the Preferred Option.		

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	<p>The Agency will need to be consulted on the proposals associated with Option 2 in order to consider the likely traffic impact that the new housing development might have on the strategic highway network. Should Option 2 be carried forward, the Agency would be keen to ensure that the site is designed in a sustainable manner to encourage access by modes of transport other than the private vehicle. The Agency considers that the site should be developed wholly in accordance with PPS 3. This will ensure that the site is not over developed, which could result in negative impacts in traffic terms on the trunk road network.</p>		Y/N	

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	<p>The area should be developed in a manner to ensure that the need to travel is reduced. Improvements in public transport should be proposed where appropriate.</p> <p>Assessment of the impact of the development on trunk road network will need to be undertaken in accordance with the requirements of PPG 13, including the provision of adequate Transport Assessments and Travel Plan Reports.</p>		Y/N	
41/PT/423 Sports England		Agree - this option will have a significant adverse impact on the local heritage value of	Yes	Option 2 is unlikely to solve the long standing problems in the area.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	Disagree with Area 1 Option 2 – involves loss of open space/ little change/ potential reduce housing density, reduce accessibility	the area and may not solve the longer term social problems in the area.	Y/N	
	12/A1/427	Noted.		
	Lancashire County Council Planning and Environmental Services	However all proposals for new housing development in the Preferred Options will be developed in accordance with planning policy.		
	A number of the proposals (Area 1, Area 2 and Area 3) make reference to clearance for new housing development. Policy 13 of the JLS allows for the replacement of these dwellings on up to a one for one basis. Additional dwellings in excess of one			

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	for one will be counted against housing provision of Policy 12 of the JLSP.		Y/N	
	47/PT/473 Joe Fallows This option should only go ahead if say "75%" of residents are happy to move out and are offered a suitable property to their needs.	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	Yes	Option 2 is unlikely to solve the long standing problems in the area.
	52/PT/527 Gareth Ashworth Option 2 would be the best, as the area is run down, creating land clearances for new housing would have a significant impact on the property values at the other side of St Matthews Street towards Scott Park, the clearance and redevelopment of this area	This option will have a significant adverse impact on the local heritage value of the area and may not solve the longer term social problems in the area.	No	Option 2 is unlikely to solve the long standing problems in the area.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
Option 3 – Little Change	<p>would be excellent for the communities living on Albion Street, St Matthews, Palatine Square.</p> <p>10/PT/65</p> <p>Shelagh Fitzgerald</p> <p>Do not agree with Area 1 Option 3 – as I feel these are the biggest areas of concern and something must be done about the poor state of these areas.</p>	<p>Agree - such minor interventions such as facelifting around the periphery will do little to tackle the long term social and environmental problems in the area.</p>	<p>Yes</p>	<p>Option 3 is unlikely to solve the long standing problems in the area.</p>
	<p>14/PT/138</p> <p>Mrs K. Cheetham</p> <p>Area 1 Options 3 & 4 in strong disagreement because of the poor condition the houses are in</p>	<p>Agree - such minor interventions such as facelifting around the periphery will do little to tackle the long term social and environmental problems in the area.</p>	<p>Yes</p>	<p>Option 3 is unlikely to solve the long standing problems in the area.</p>

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
	16/PT/156 Elizabeth Frankland Disagree with Area 1 Options 2 & 3. Elderly people repair will find it hard to move	Agree - such minor interventions such as facelifting around the periphery will do little to tackle the long term social and environmental problems in the area.	Yes	Option 3 is unlikely to solve the long standing problems in the area.
	17/PT/157 Eric Smalley Disagree with Area 1 Options 2, 3 & 4. This will leave those who are least able to move/adapt in a terrible situation	Agree - such minor interventions such as facelifting around the periphery will do little to tackle the long term social and environmental problems in the area.	Yes	Option 3 is unlikely to solve the long standing problems in the area.
	29/PT/229 Mrs G Pickthall Disagree with (Area 1?) Options 1, 3 & 4	Agree - such minor interventions such as facelifting around the periphery will do little to	Yes	Option 3 is unlikely to solve the long standing problems in the area.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
		tackle the long term social and environmental problems in the area.		
	31/PT/242 Helen J. Gauder & Chris Selkirk I do not agree with Option 3 in Area 1	Agree - such minor interventions such as facelifting around the periphery will do little to tackle the long term social and environmental problems in the area.	Yes	Option 3 is unlikely to solve the long standing problems in the area.
	32/PT/273 Ben Harrison Disagree with Area 1 Options 1 & 3 With these options you would only have to return at a later date and start again	Agree - such minor interventions such as facelifting around the periphery will do little to tackle the long term social and environmental problems in the area.	Yes	Option 3 is unlikely to solve the long standing problems in the area.
	39/PT/342 Highways Agency	Noted		

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	C/o Faber Maunsell Options 3 and 4 are unlikely to have a material impact upon the operation of the trunk road network; therefore the Agency makes no comments		Y/N	
	41/PT/423 Sports England Disagree with Area 1 Option 3– involves loss of open space/ little change/ potential reduce housing density, reduce accessibility	Agree - such minor interventions such as facelifting around the periphery will do little to tackle the long term social and environmental problems in the area.	Yes	Option 3 is unlikely to solve the long standing problems in the area.
	47/PT/473 Joe Fallows This option would only put off the inevitable – major improvements are needed.	Agree - such minor interventions such as facelifting around the periphery will do little to	Yes	Option 3 is unlikely to solve the long standing problems in the area.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
		tackle the long term social and environmental problems in the area.		
Option 4 – No Changes	02/PT/13 Mrs B. Akhtar Do not agree with Option 4 (?)	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	Option 4 is unlikely to solve the long standing problems in the area.
	10/PT/65 Shelagh Fitzgerald Do not agree with Area 1 Option 4 – as I feel these are the biggest areas of concern and something must be done about the poor state of these areas.	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	Option 4 is unlikely to solve the long standing problems in the area.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
			Y/N	
	Mrs K. Cheetham Area 1 Options 3 & 4 in strong disagreement because of the poor condition the houses are in	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	Option 4 is unlikely to solve the long standing problems in the area.
	17/PT/157 Eric Smalley Disagree with Area 1 Options 2, 3 & 4. This will leave those who are least able to move/adapt in a terrible situation	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	Option 4 is unlikely to solve the long standing problems in the area.
	29/PT/229 Mrs G Pickthall Disagree with (Area 1?) Options 1, 3 & 4	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	Option 4 is unlikely to solve the long standing problems in the area.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
	31/PT/242 Helen J. Gauder & Chris Selkirk I do not agree with Option 4 in Area 1	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	Option 4 is unlikely to solve the long standing problems in the area.
	39/PT/342 Highways Agency C/o Faber Maunsell Options 3 and 4 are unlikely to have a material impact upon the operation of the trunk road network; therefore the Agency makes no comments	Noted		
	47/PT/473 Joe Fallows As option 3 above.	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	Option 4 is unlikely to solve the long standing problems in the area.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
Other Options?	03/PT/14 Nadia Idris Disagree with Option 4 (?) You are taking too long to make decisions act now	Agree - the problems in the area are significant and action is required to tackle them effectively. Planning and regeneration are long term processes and resources have so far been targeted to other areas, causing frustration amongst residents.	Yes	Option 4 is unlikely to solve the long standing problems in the area. The AAP will provide the framework for interventions and which should assist with attracting more resources into the area to target problems.
	16/PT/156 Elizabeth Frankland For some of the houses to be remodelled to be more accessible to elderly and disabled occupants	There is a need to meet the needs of elderly and vulnerable occupants. Future projects with RSL and developer partners should take account of these particular needs.	Yes	The Preferred Option should look at working with an RSL partner to consider some limited physical interventions a a more concentrated approach to neighbourhood management in the area.
	17/PT/157 Eric Smalley	Compensation for occupiers affected by CPO is determined by Housing policy at	No	

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
	<p>Take the long standing Council taxpayers out of this hell and rehouse us at no extra cost in the affordable housing in other areas.</p>	<p>national and local level. Other rehousing schemes are available through RSL partners.</p>	Y/N	
	<p>31/PT/242 Helen J. Gauder & Chris Selkirk Area 1 needs some open space, gardens, play area</p>	<p>The area is densely developed but several good quality open spaces are located very close by eg Scott Park, and Piccadilly Gardens.</p>	Possibly	<p>The Preferred Option should look at access to all types of open space and include improvements to pedestrian routes linking residential areas to green spaces and the town centre etc.</p>
<p>Priority for investment</p>	<p>01/PT/07 Davis Aston Priority for investment in Areas 1 & 3 because they are in greatest need of improvement</p>	<p>Agree - the problems in the area are significant and action is required to tackle them effectively.</p>	Yes	<p>The Preferred Option should consider targeted Neighbourhood Management in Area 1, supported by working in partnership with an RSL to tackle housing problems.</p>

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
			Y/N	
	02/PT/13 Mrs B. Akhtar Priority for investment Area 1	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	The Preferred Option should identify this area as a priority for investment .
	05/PT/16 Chris Finlayson Area 1 because it puts everyone off Burnley	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	The Preferred Option should identify this area as a priority for investment .
	10/PT/65 Shelagh Fitzgerald Area 1 and 2 as these are the worst parts of the Piccadilly Area and the whole area would be greatly improved by carrying out regeneration on these two areas.	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	The Preferred Option should recognise these areas as priorities for investment .

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	13/PT/137 Mr Holt Herbert St, Prichard St because of the poor state of housing much of being empty (?)	Agree - the problems in the area are significant and action is required to tackle them effectively.	Yes	The Preferred Option should identify this area as a priority for investment .
	14/PT/138 Mrs K. Cheetham Area 1 and 2 the poor and unsightly condition of the houses	Agree - the problems in the areas are significant and action is required to tackle them effectively.	Yes	The Preferred Option should recognise these areas as priorities for investment .
	27/PT/218 Mr L. J. Cutler Areas 1 and 2 extremely run down	Agree - the problems in the areas are significant and action is required to tackle them effectively.	Yes	The Preferred Option should identify these areas as priorities for investment .

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	29/PT/229 Mrs G Pickethall Area 1 Option 1 remodelling	The problems in the area are significant and action is required to tackle them effectively. However remodelling may not provide long term solutions to social and property conditions problems in the area.	No	
	31/PT/242 Helen J. Gauder & Chris Selkirk Area's 1 & 2 should be the top priority	Agree - the problems in the areas are significant and action is required to tackle them effectively.		The Preferred Option should identify these areas as priorities for investment .
	32/PT/273 Ben Harrison Area 1 - bad housing	The problems in the area are significant and action is required to tackle them effectively.	Yes	The Preferred Option should identify this area as a priority for investment .

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	Robert Rawlinson Area 1 Option 2 – This area is bringing down other surrounding areas, just ask them	The problems in the area are significant and action is required to tackle them effectively. However demolition and redevelopment may not provide long term solutions to social problems in the area.	No	
			Y/N	

Table 2.3 Consideration of Representations to Issues and Options - Area 2

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
Area 2 –Piccadilly Road – Starkie Street/Every			Y/N	

Section/Guideline	Comment	Consideration	Have you Preferred Option?	Effect on Content of Preferred Option
Street/Albion Street/ Railway Embankment				
Option 1 –Demolition and Redevelopment	01/PT/07 Dave Aston Agree with Area 2 Option 1. I believe these Options will give greatest enhancement to the areas.	Agree - there are severe problems of housing market failure in this area and a combined approach of redevelopment and facelifting would help to stabilise and turn around the housing market in Piccadilly.	Yes	Option 1 should be explored further as the Preferred Option.
	05/PT/16 Chris Finlayson Agree with Area 2 Option 1, because you want houses with gardens and garages!	Agree - there are severe problems of housing market failure in this area and a combined approach of redevelopment and facelifting would help to stabilise and turn around the housing market in Piccadilly.	Yes	Option 1 should be explored further as the Preferred Option.
	07/PT/28 Claire Brierley	Agree - there are severe problems of housing market failure in this area and a	Yes	Option 1 should be explored further as the Preferred Option.

Section/ Guideline Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
Agree with Area 2 Option 1 because these are the best options for the area	combined approach of redevelopment and facelifing would help to stabilise and turn around the housing market in Piccadilly.		
09/PT/62 Gail Barton Agree with Area 2 Option 1 will help us make dramatic changes for the good of our community	Agree - there are severe problems of housing market failure in this area and a combined approach of redevelopment and facelifing would help to stabilise and turn around the housing market in Piccadilly.	Yes	Option 1 should be explored further as the Preferred Option.
10/PT/65 Shelagh Fitzgerald Agree with Area 2 Option 1 – these properties are in urgent need of major works/ demolition	Agree - there are severe problems of housing market failure in this area and a combined approach of redevelopment and facelifing would help to stabilise and turn around the housing market in Piccadilly.	Yes	Option 1 should be explored further as the Preferred Option.
18/PT/177	Agree - there are severe	Yes	Option 1 should be explored

Section/Guideline Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
<p>Mrs Catherine Howarth</p> <p>Agree with Area 2 Option 1 – This offers an opportunity to rid the area of a high population of Bad Renters</p>	<p>problems of housing market failure in this area and a combined approach of redevelopment and facelifing would help to stabilise and turn around the housing market in Piccadilly.</p>	<p>Y</p>	<p>further as the Preferred Option.</p>
<p>30/PT/238</p> <p>Jacqueline Hudson</p> <p>Disagree with (Area 2?) Options 1 & 2 – It reads like the decision to demolish has already been taken, so new properties are built for out of town commuters</p>	<p>No decisions have been made so far. However there are severe problems of housing market failure in this area and a combined approach of redevelopment and facelifing would help to stabilise and turn around the housing market in Piccadilly. New development needs to attract a mix of local residents and residents from other areas to create more balanced , sustainable neighbourhoods.</p>	<p>No</p>	<p>Option 1 should be explored further as the Preferred</p>
<p>31/PT/242</p>	<p>Agree - there are severe problems of housing market</p>	<p>Yes</p>	<p>Option 1 should be explored further as the Preferred</p>

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
	Helen J. Gauder & Chris Selkirk	failure in this area and a combined approach of redevelopment and facelifiting would help to stabilise and turn around the housing market in Piccadilly.		Option.
32/PT/273	Ben Harrison	Agree - there are severe problems of housing market failure in this area and a combined approach of redevelopment and facelifiting would help to stabilise and turn around the housing market in Piccadilly.	Yes	Option 1 should be explored further as the Preferred Option.
35/PT/332	Mrs Jean Newman Disagree with Option 1 Area 2 because it would decimate the whole area	Disagree - there are severe problems of housing market failure in this area and a combined approach of redevelopment and facelifiting would help to stabilise and turn around the housing market in Piccadilly.	No	Option 1 should be explored further as the Preferred Option.

Section/Guideline	Comment	Consideration	Impact on Preferred Option? Y/N	Effect on Content of Preferred Option
39/PT/342	Highways Agency C/o Faber Maunsell	As and when more detailed proposals are developed, further consultation with the Highways Agency will be undertaken.	Yes	Further consultation will take place if Option 1 is taken forward as the Preferred Option.
41/PT/423	Sports England Agree with Area 2 Option 1	There are severe problems of housing market failure in this area and a combined approach of redevelopment and facelifting would help to stabilise and turn around the housing market in Piccadilly.	Yes	Option 1 should be explored further as the Preferred Option.
12/AI/427	Lancashire County Council	All proposals for new housing development in the Preferred Option will be developed in		

Section/ Guideline	Comment	Consideration	Have on Preferred Option?	Effect on Content of Preferred Option
Planning and Environmental Services	<p>accordance relevant planning policies.</p> <p>A number of the proposals (Area 1, Area 2 and Area 3) make reference to clearance for new housing development. Policy 13 of the JLSP allows for the replacement of these dwellings on up to a one for one basis. Additional dwellings in excess of one for one will be counted against housing provision of Policy 12 of the JLSP.</p>		Y/N	
47/PT/473 Joe Fallows	<p>My preferred option – the streets mentioned should be redeveloped to a high standard back and front with alleygating. Any residents displaced should</p>	<p>Agree - there are severe problems of housing market failure in this area and a combined approach of redevelopment and facelifing would help to stabilise and turn around the housing market in Piccadilly.</p>	Yes	<p>As more detailed proposals are developed, opportunities for considering community safety through, for example, alley gating, should be explored along with affordability of new housing for local residents.</p>

Section/Guideline	Comment	Consideration	Effect on Content of Preferred Option
	<p>be given first option to have a redeveloped house or new build as they become available as there is insufficient space for some new build already on Jessie's field and Piccadilly Road.</p>		<p>None on Preferred Option? Y/N</p>
<p>Option 2 – Limited Demolition and New Housing</p>	<p>06/PT/27 M. Partridge Disagree with Area 2 Option 2 (?) Don't spend good money on old houses – build new ones.</p>	<p>Agree - limited demolition and redevelopment would not tackle deep seated housing market problems in the area.</p>	<p>Yes Option 1 should be explored further as the Preferred Option.</p>
	<p>10/PT/65 Shelagh Fitzgerald Agree with Area 2 Option 2</p>	<p>Limited demolition and redevelopment would not tackle deep seated housing market problems in the area.</p>	<p>No Option 1 is to be explored further as the Preferred Option.</p>

Section/ Guideline	Comment	Consideration	Have on Preferred Option?	Effect on Content of Preferred Option
	– these properties are in urgent need of major works/ demolition			
	18/PT/177 Mrs Catherine Howarth Do not agree with Area 2 (?) Options 2 or 3 – As this does not address the problem Areas with litter scattered up Baker St & vandalism	Agree - limited demolition and redevelopment would not tackle deep seated housing market problems in the area.	Yes	Option 1 should be explored further as the Preferred Option.
	27/PT/218 Mr L.J. Cutler Agree with Area 2 Option 2 – need to improve area- too many vacant/ run down properties	Limited demolition and redevelopment would not tackle deep seated housing market problems in the area.	No	Option 1 is to be explored further as the Preferred Option.
	30/PT/238	No decisions have been	No	Option 1 is to be explored

Section/Guideline Comment	Consideration	Have you Preferred Option? Y/N	Effect on Content of Preferred Option
<p>Jacqueline Hudson</p> <p>Disagree with (Area 2?) Options 1 & 2 – It reads like the decision to demolish has already been taken, so new properties are built for out of town commuters</p>	<p>made so far. However there are severe problems of housing market failure in this area and a combined approach of redevelopment and facelifting would help to stabilise and turn around the housing market in Piccadilly. New development needs to attract a mix of local residents and residents from other areas to create more balanced , sustainable neighbourhoods</p>		<p>further as the Preferred Option.</p>
<p>31/PT/242</p> <p>Helen J. Gauder & Chris Selkirk</p> <p>I do not agree with Option 2 in Area 2</p>	<p>Agree - limited demolition and redevelopment would not tackle deep seated housing market problems in the area.</p>	<p>Yes</p>	<p>Option 1 should be explored further as the Preferred Option.</p>
<p>32/PT/273</p> <p>Ben Harrison</p>	<p>Agree - limited demolition and redevelopment would not</p>	<p>Yes</p>	<p>Option 1 should be explored further as the Preferred</p>

Section/ Guideline	Comment	Consideration	Have you Preferred Option 1?	Effect on Content of Preferred Option
Disagree with Area 2 Options 2 & 3	With these options you would only have to return at a later date and start again	tackle deep seated housing market problems in the area.	Y/N	Option.
35/PT/332	Mrs Jean Newman	There are severe problems of housing market failure in this area and a combined approach of redevelopment and facelifting would help to stabilise and turn around the housing market in Piccadilly.	No	Option 1 is to be explored further as the Preferred Option.
Agree with Area 2 Option 2 – we should have refurbishments and grants made available for any major repairs.	39/PT/342	As and when more detailed proposals are developed, further consultation with the Highways Agency will be undertaken.	Yes	Further consultation will take place if Option 1 is taken forward as the Preferred Option.
Highways Agency	C/o Faber Maunsell	To a lesser extent (than		

Section/Guideline	Comment	Consideration	Effect on Preferred Option
	<p>Area 2 Option 1) the Agency also considers that Option 2 could impact upon the strategic highway network. The Agency considers that the developments should be undertaken in accordance with PPS 3.</p>		<p>Y/N</p>
	<p>41/PT/423 Sports England Disagree with Area 2 Option 2– involves loss of open space / little change / potential reduce housing density, reduce accessibility</p>	<p>The open space is a former cleared site and is currently underused, poorly designed, and subject to dog fouling and unauthorised tipping. Redevelopment offers the opportunity to consider replacement facilities, subject to the Green Space Strategy.</p>	<p>Option 1 should be explored further as the Preferred Option. There may be a net loss of open space if it is considered that the open space is surplus to requirements, however the need for other types of open space in the area will be explored first.</p>
	<p>12/AI/427 Lancashire County Council</p>	<p>All proposals for new housing development in the Preferred Options will be developed in accordance with relevant</p>	

Section/ Guideline	Comment	Consideration	Have on Preferred Option?	Effect on Content of Preferred Option
Planning and Environmental Services	<p>planning policies.</p> <p>A number of the proposals (Area 1, Area 2 and Area 3) make reference to clearance for new housing development. Policy 13 of the JLSA allows for the replacement of these dwellings on up to a one for one basis. Additional dwellings in excess of one for one will be counted against housing provision of Policy 12 of the JLSA.</p>	<p>planning policies.</p>	Y/N	
47/PT/473 Joe Fallows	Too little.	<p>Agree - limited demolition and redevelopment would not tackle deep seated housing market and social problems in the area.</p>	Yes	<p>Option 1 should be explored further as the Preferred Option.</p>
Option 3 – No Changes	06/PT/27	<p>Disagree - no change would not tackle the problems in the</p>	No	<p>Option 1 is to be explored further as the Preferred</p>

Section/Guideline Comment	Consideration	Have you Preferred Option?	Effect on Content of Preferred Option
<p>M. Partridge</p> <p>Agree with Option 3 – Area too run down</p>	<p>area.</p>	<p>Option.</p>	
<p>10/PT/65</p> <p>Shelagh Fitzgerald</p> <p>Do not agree with Area 2 Option 3 – as I feel these are the biggest areas of concern and something must be done about the poor state of these areas.</p>	<p>Agree - no change would not tackle the problems in the area.</p>	<p>Yes</p>	<p>Option 1 should be explored further as the Preferred Option.</p>
<p>18/PT/177</p> <p>Mrs Catherine Howarth</p> <p>Do not agree with Area 2 (?) Options 2 or 3 – As this does not address the problem Areas with litter scattered up Baker St &</p>	<p>Agree - limited demolition and redevelopment or no change would not tackle deep seated housing market and social problems in the area.</p>	<p>Yes</p>	<p>Option 1 should be explored further as the Preferred Option.</p>

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
	vandalism.			
	31/PT/242 Helen J. Gauder & Chris Selkirk I do not agree with Option 3 in Area 2	Agree - no change would not tackle deep seated housing market and social problems in the area.	Yes	Option 1 should be explored further as the Preferred Option.
	32/PT/273 Ben Harrison Disagree with Area 2 Options 2 & 3 With these options you would only have to return at a later date and start again	Agree - limited demolition and redevelopment or no change would not tackle deep seated housing market problems in the area.	Yes	Option 1 should be explored further as the Preferred Option.
	39/PT/342 Highways Agency	Noted		

Section/Guideline	Comment	Consideration	Have you Preferred Option?	Effect on Content of Preferred Option
	C/o Faber Maunsell			
	No comment.			
	47/PT/473 Joe Fallows	Agree.	Yes	Option 1 should be explored further as the Preferred Option.
	Option 1 needs to take place.			
Other Options?	18/PT/177	Agree that the area has great potential for regeneration, at least in part due to its proximity to the town centre and local transport facilities. Community safety issues need to be explored further as part of the development of Proposals in the Preferred Option.	Yes	Option 1 should be explored further as the Preferred Option with further consideration being given to community safety issues.
	Mrs Catherine Howarth			
	If demolition is not accepted then a total remodel of the area would be necessary.			
	Disagree with no option being suggested. The area is the closest to the town centre and transport and therefore most likely to sell if new property is erected.			

Section/ Guideline Comment	Consideration	Have you Preferred Option?	Effect on Content of Preferred Option
<p>(How area could change over next 10 years)</p> <p>Alley gates, fewer rented properties, speed bumps, CCTV cameras. High police presence. Pretty much everything that has been requested for 5 years</p>		Y/N	
<p>30/PT/238</p> <p>Jacqueline Hudson</p> <p>There already is a good community spirit in the area do not destroy it by demolishing it. Remodel or facelift is all that's needed in most houses on our block (Nos. 39-75 Piccadilly Rd).</p>	<p>There is a high proportion of abandoned and poor condition properties on Piccadilly Road. The deep rooted housing market problems in the area are unlikely to be resolved through facelifting / remodelling.</p>	Yes	<p>Any demolition proposed in the Preferred Option should be phased to allow existing residents opportunities to stay in the local area, and access new homes through affordable housing schemes.</p>

Section/Guideline Comment	Consideration	Have you Preferred Option?	Effect on Content of Preferred Option
Do it up for a change for us, not pull us down, which we are defiantly all against.		Y/N	
39/PT/342 Highways Agency C/o Faber Maunsell	As and when more detailed proposals are developed, further consultation with the Highways Agency will be undertaken.	Yes	Further consultation will take place if Option 1 is taken forward as the Preferred Option.
Which ever Option (in Area 2) is taken forward, the Agency supports the development/ redevelopment of Areas in a sustainable manner to ensure that the need to travel is reduced.			
The Area should be developed with attention to access by modes of transport other than the private vehicle in order that the traffic impact of such			

Section/ Guideline	Comment	Consideration	Have on Preferred Option?	Effect on Content of Preferred Option
	<p>developments is minimised. Improvements in public transport should be proposed where appropriate.</p> <p>The Agency will need to be consulted in more detail in order that the impact of that traffic on the strategic highway network can be assessed. Assessments of the impact of the development on the trunk road network will need to be undertaken in accordance with the requirements of PPG 13 and the relevant Department for Transport Policy. This includes the provision of adequate Transport Assessments and Travel Plan reports.</p>		Y/N	

Section/Guideline	Comment	Consideration	Have you Preferred Option?	Effect on Content of Preferred Option
Priority for investment	07/PT/28 Claire Brierley Piccadilly area	Agree - there are severe problems of housing market failure in this area and a combined approach of redevelopment and facelifiting would help to stabilise and turn around the housing market in Piccadilly.	Yes	Piccadilly area should be a priority for investment and regeneration.
	09/PT/62 Gail Barton Piccadilly Rd area clearance as most properties are run down or abandoned	Agree - there are severe problems of housing market failure in this area and a combined approach of redevelopment and facelifiting would help to stabilise and turn around the housing market in Piccadilly.	Yes	The Preferred option should recognise Piccadilly Road as an important gateway into the area and it should be a focus for regeneration activity.
	10/PT/65 Shelagh Fitzgerald Area 1 and 2 as these are the worst parts of the Piccadilly Area and the	Agree - there are severe problems of housing market failure in this area and a combined approach of enhanced neighbourhood management, redevelopment	Yes	The Preferred Option for Areas 1 and 2 should reflect the need for comprehensive intervention in the 2 areas.

Section/ Guideline	Comment	Consideration	Have on Preferred Option?	Effect on Content of Preferred Option
	<p>whole area would be greatly improved by carrying out regeneration on these two areas.</p>	<p>and facelifting would help to stabilise and turn around the housing market in Piccadilly.</p>	<p>Y/N</p>	
<p>14/PT/138</p> <p>Mrs K. Cheetham</p> <p>Area 1 & 2 the poor condition of the houses</p>	<p>Agree - there are severe problems of housing market failure in this area and a combined approach of enhanced neighbourhood management, redevelopment and facelifting would help to stabilise and turn around the housing market in Piccadilly.</p>	<p>Yes</p>	<p>The Preferred Option for Areas 1 and 2 should reflect the need for comprehensive intervention in the 2 areas.</p>	
<p>18/PT/177</p> <p>Mrs Catherine Howarth</p> <p>Piccadilly & Baker St due to the massive increase in crime and drugs.</p>	<p>Agree - there are severe problems of housing market failure in this area and a combined approach of redevelopment and facelifting would help to stabilise and turn around the housing market in Piccadilly.</p>	<p>Yes</p>	<p>The Preferred Option for Area 2 should reflect the need for comprehensive regeneration in this area. Crime and community safety issues need to be tackled alongside physical regeneration activity.</p>	

Section/Guideline Comment	Consideration	Have you Preferred Option?	Effect on Content of Preferred Option
27/PT/218 Mr L. J. Cutler Areas 1 and 2 extremely run down	Community safety issues need to be tackled alongside physical interventions. Agree - there are severe problems of housing market failure in this area and a combined approach of enhanced neighbourhood management, redevelopment and facelifting would help to stabilise and turn around the housing market in Piccadilly.	Yes	The Preferred Option for Areas 1 and 2 should reflect the need for comprehensive regeneration in these areas.
29/PT/229 Mrs G Pickethall Area 2 Option 1 – demolition and redevelopment	Agree - there are severe problems of housing market failure in this area and a combined approach of redevelopment and facelifting would help to stabilise and turn around the housing market in Piccadilly.	Yes	Option 1 should be explored further as the Preferred Option.

Section/ Guideline	Comment	Consideration	Have on Preferred Option?	Effect on Content of Preferred Option
30/PT/238	Jacqueline Hudson Our area to be left but done up	Refurbishing property alone is unlikely to tackle the severe problems of housing market failure and social problems in the area.	No	The Preferred Option should include some facelifting on key routes in line with Council policy. Refurbishment alone is not enough to combat the problem in the area and therefore some demolition and intensive neighbourhood management should also be promoted.
31/PT/242	Helen J. Gauder & Chris Selkirk Area's 1 & 2 should be the top priority	Agree - there are severe problems of housing market failure in this area and a combined approach of redevelopment and facelifting would help to stabilise and turn around the housing market in Piccadilly.	Yes	The Preferred Option for Areas 1 and 2 should reflect the need for comprehensive regeneration in these areas.

Table 2.4 Consideration of Representations to Issues and Options - Area 3

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
<p>Area 3 – Coal Clough Lane/Raglan Road/Holy Trinity Primary School/Weldon Street</p>				
<p>Option 1 – New housing and Facelifting on Key Routes</p>	<p>01/PT/07 David Aston Agree with Area 3 Option 1. I believe these Options will give greatest enhancement to the areas.</p>	<p>Queensberry Road is not considered to be a key through route so would not be eligible for facelifting under current Council policy, although the rears of properties facing on to new development sites may be eligible for some aesthetic treatment. However the Facelifting policy is currently under review. Facelifting of properties along Coal Clough Lane should be</p>	<p>Yes</p>	<p>The Preferred Option should be similar to Option 1.</p>

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
		<p>continued and pedestrian / streetscape enhancements undertaken to improve the local environment. The site off Raglan Road / back Queensberry Road will be identified for new housing development.</p>	<p>Y/N</p>	
	<p>05/PT/16 Chris Finlayson Agree with Area 3 Option 1,</p>	<p>Queensberry Road is not considered to be a key through route so would not be eligible for facelifting under current Council policy, although the rears of properties facing onto new development sites may be eligible for some aesthetic treatment. However the Facelifting policy is currently under review. Facelifting of properties along Coal</p>	<p>Yes</p>	<p>The Preferred Option should be similar to Option 1 .</p>

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
		<p>Clough Lane should be continued and pedestrian / streetscape enhancements undertaken to improve the local environment. The site off Raglan Road / back Queensberry Road will be identified for new housing development.</p>	Y/N	
	<p>07/PT/28 Claire Brierley Agree with Area 3 Option 1 because these are the best options for the area</p>	<p>Queensberry Road is not considered to be a key through route so would not be eligible for facelifting under current Council policy, although the rears of properties facing onto new development sites may be eligible for some aesthetic treatment. However the Facelifting policy is currently under review. Facelifting of</p>	Yes	<p>The Preferred Option should be similar to Option 1 .</p>

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
		<p>properties along Coal Clough Lane should be continued and pedestrian / streetscape enhancements undertaken to improve the local environment. The site off Raglan Road / back Queensberry Road will be identified for new housing development.</p>	<p>Y/N</p>	
	<p>08/PT/56 Lisa Rebecca Swainbank Agree with area 3 Option 1 clear abandoned housing, facelifting of housing</p>	<p>Queensberry Road is not considered to be a key through route so would not be eligible for facelifting under current Council policy, although the rears of properties facing onto new development sites may be eligible for some aesthetic treatment. However the Facelifting policy is currently under</p>	<p>Yes</p>	<p>The Preferred Option should be similar to Option 1.</p>

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
		<p>review. Facelifting of properties along Coal Clough Lane should be continued and pedestrian / streetscape enhancements undertaken to improve the local environment. The site off Raglan Road / back Queensberry Road will be identified for new housing development.</p>		
	<p>09/PT/62 Gail Barton Agree with Area 3 Option 1 will help us make dramatic changes for the good of our community</p>	<p>Queensberry Road is not considered to be a key through route so would not be eligible for facelifting under current Council policy, although the rears of properties facing onto new development sites may be eligible for some aesthetic treatment. However the Facelifting</p>	<p>Yes</p>	<p>The Preferred Option should be similar to Option 1 .</p>

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
		<p>policy is currently under review. Facelifing of properties along Coal Clough Lane should be continued and pedestrian / streetscape enhancements undertaken to improve the local environment. The site off Raglan Road / back Queensberry Road will be identified for new housing development.</p>	<p>Y/N</p>	
	<p>11/PT/104 Barbara Holden (There are some areas where no options are being suggested. Do you agree with these?) Area 3 Option 1.</p>	<p>The proposals for change are targeted to areas of greatest need. Although the residential area is densely developed, the houses do not display the severe market failure problems of Areas 1 and 2.</p>	<p>No</p>	

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	All round the above area the houses are too numerous and the trouble spot need thinning out.	Therefore demolition and redevelopment would not be appropriate here.	Y/N	
	31/PT/242 Helen J. Gauder & Chris Selkirk I agree with Option 1 for Area 3	Queensberry Road is not considered to be a key through route so would not be eligible for facelifting under current Council policy, although the rears of properties facing onto new development sites may be eligible for some aesthetic treatment. However the Facelifting policy is currently under review. Facelifting of properties along Coal Clough Lane should be continued and pedestrian / streetscape enhancements undertaken to improve	Yes	The Preferred Option should be similar to Option 1 .

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
		<p>the local environment. The site off Raglan Road / back Queensberry Road will be identified for new housing development.</p>	<p>Y/N</p>	
	<p>32/PT/273 Ben Harrison Agree with Area 3 Option 1 Using Options A1 – O2, A2-O1, A3- O1, A4- O1 & A5-O1 would have a wonderful area to Trafalgar street</p>	<p>Queensberry Road is not considered to be a key through route so would not be eligible for facelifting under current Council policy, although the rears of properties facing onto new development sites may be eligible for some aesthetic treatment. However the Facelifting policy is currently under review. Facelifting of properties along Coal Clough Lane should be continued and pedestrian / streetscape enhancements</p>	<p>Yes</p>	<p>The Preferred Option should be similar to Option 1.</p>

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
		undertaken to improve the local environment. The site off Raglan Road / back Queensberry Road will be identified for new housing development.	Y/N	
	34/PT/M Leeming Agree – New private housing in this prime location would lift the area.	Agree - the site off Raglan Road / back Queensberry Road will be identified for new housing development.	Yes	The Preferred Option should consider the allocation of a site off Raglan Road for new housing development.
	39/PT/342 Highways Agency C/o Faber Maunsell Option 1 has the potential to result in a material change in traffic flows on the trunk road network. The Agency requests that the Area be developed in a sustainable	As and when more detailed proposals are developed, further consultation with the Highways Agency will be undertaken.	Yes	Further consultation will take place if Option 1 is taken forward as the Preferred Option.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	<p>manner to ensure that the need to travel is reduced. The Agency is generally supportive of the development if sites with significant choices of alternative modes of transport other than the private vehicles in order that the traffic impact of such developments is minimised. Improvements in public transport should be proposed where appropriate.</p>		Y/N	
	<p>Although the AAP does not contain sufficient detail in order for an appraisal of the traffic impact to be undertaken, the Agency, at this early stage in the LDF process is concerned that Option 1 for this Area, has the potential to result in increases in traffic on the</p>			

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	<p>trunk network. Assessments of the impact of the development on the trunk road network will need to be undertaken in accordance with the requirements of PPG 13 and the relevant Department of Transport Policy. This includes the provision of adequate Transport Assessment and Travel Plan reports.</p>		Y/N	
	<p>12/A/427 Lancashire County Council Planning and Environmental Services A number of the proposals (Area 1, Area 2 and Area 3) make reference to clearance for new housing development. Policy 13 of</p>	<p>All proposals for new housing development in the Preferred Option will be developed in accordance with relevant planning policies.</p>		

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	<p>the JLSP allows for the replacement of these dwellings on up to a one for one basis. Additional dwellings in excess of one for one will be counted against housing provision for Policy 12 of the JLSP.</p>		Y/N	
	<p>47/PT/473 Joe Fallows Community facilities need to be improved / expanded at Holy Trinity school – not just a coat of paint in the parish room. Grant St needs to be adopted.</p>	<p>There are other community facilities available for public use at the Vanguard Centre and St Matthew's Church. The adoption of unadopted highways is not a priority intervention.</p>	No	

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
Option 2 – No Changes	31/PT/242 Helen J. Gauder & Chris Selkirk I do not agree with Option 2 in Area 3	Agree - a proposal for no change would not assist with tackling the housing market failure and other problems in the area.	Yes Y/N	The Preferred Option should be similar to Option 1 .
	32/PT/273 Ben Harrison Disagree with Area 3 Option 2 With these options you would only have to return at a later date and start again	Agree - a proposal for no change would not assist with tackling the housing market failure and other problems in the area.	Yes	The Preferred Option should be similar to Option 1 .
	39/PT/342 Highways Agency C/o Faber Maunsell No comment	Noted		

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
Other Options?	08/PT/56		Yes	
	Lisa Rebecca Swainbank	Community safety issues should be considered in more detail as proposals in the Preferred option are developed further.		The Preferred Option should seek to address community safety issues such as lighting and alley gating as and when proposals are developed in more detail.
	Area 3 Option 1 to include wavelighting and alley gates, more pedestrian areas.			
Priority for investment	01/PT/07		Yes	The Preferred Option should be similar to Option 1 .
	David Aston	Agree - Area 3 requires investment to effectively tackle the problems in the area.		
	Areas 1 & 3 because they are in greatest need of improvement			
	32/PT/273		Yes	The Preferred Option should identify land for new housing development.
	Ben Harrison	Agree - - the site off Raglan Road / back Queensberry Road should be identified for new housing development.		
	Area 3 has a few spaces without housing on so it would cut cost of redevelopment			

Table 2.5 Consideration of Representations to Issues and Options - Area 4

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
Area 4 – Palatine Square Conservation Area				

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
Option 1 – Heritage Led Improvements	01PT/07 David Aston Agree with Area 4 Option 1. I believe these Options will give greatest enhancement to the areas.	Resources are limited and intervention has to be targeted to areas of greatest need. This area does not display the symptoms of housing market collapse as seen in neighbouring Areas 1 and 2. Sympathetic improvements by property owners should be promoted to retain and enhance the special qualities of the conservation area.	No	The Preferred Option should encourage property owners to undertake sympathetic improvements to their properties themselves.
	05/PT/16 Chris Finlayson Agree with Area 4 Option 1,	Resources are limited and intervention has to be targeted to areas of greatest need. This area does not display the symptoms of housing market collapse as seen in neighbouring Areas 1 and 2. Sympathetic improvements	No	The Preferred Option should encourage property owners to undertake sympathetic improvements to their properties themselves.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
		by property owners should be promoted to retain and enhance the special qualities of the conservation area.		
	07/PT/28 Claire Brierley Agree with Area 4 Option 1 because these are the best options for the area	Resources are limited and intervention has to be targeted to areas of greatest need. This area does not display the symptoms of housing market collapse as seen in neighbouring Areas 1 and 2. Sympathetic improvements by property owners should be promoted to retain and enhance the special qualities of the conservation area.	No	The Preferred Option should encourage property owners to undertake sympathetic improvements to their properties themselves.
	09/PT/62 Gail Barton Agree with Area 4 Option 1 will	Resources are limited and intervention has to be targeted to areas of greatest need. This area does not	No	The Preferred Option should encourage property owners to undertake sympathetic

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
	help us make dramatic changes for the good of our community	display the symptoms of housing market collapse as seen in neighbouring Areas 1 and 2. Sympathetic improvements by property owners should be promoted to retain and enhance the special qualities of the conservation area.	Y/N	improvements to their properties themselves.
	Disagree with Area 4 Option 1 – reinstatement of rear wall at Palatine Square – residents should pay for that	Agree - Resources are limited and intervention has to be targeted to areas of greatest need. This area does not display the symptoms of housing market collapse as seen in neighbouring Areas 1 and 2. Sympathetic improvements by property owners should be promoted to retain and	Yes	The Preferred Option should encourage property owners to undertake sympathetic improvements to their properties themselves.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
		enhance the special qualities of the conservation area.		
	31/PT/242 Helen J. Gauder & Chris Selkirk I agree with Option 1 for Area 4	Resources are limited and intervention has to be targeted to areas of greatest need. This area does not display the symptoms of housing market collapse as seen in neighbouring Areas 1 and 2. Sympathetic improvements by property owners should be promoted to retain and enhance the special qualities of the conservation area.	No	The Preferred Option should encourage property owners to undertake sympathetic improvements to their properties themselves.
	32/PT/273 Ben Harrison Agree with Area 4 Option 1 Using Options A1 – O2, A2-	Resources are limited and intervention has to be targeted to areas of greatest need. This area does not display the symptoms of housing market collapse as	No	The Preferred Option should encourage property owners to undertake sympathetic improvements to their properties themselves.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
	O1, A3- O1, A4- O1 & A5- O1 would have a wonderful area to Trafalgar street	seen in neighbouring Areas 1 and 2. Sympathetic improvements by property owners should be promoted to retain and enhance the special qualities of the conservation area.		
	39/PT/342 Highways Agency C/o Faber Maunsell	It is unlikely that heritage-led improvements - encouraging property owners to undertake sympathetic restoration of		The Highways Agency will be consulted further as Preferred Option is developed in more detail.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	<p>It is unclear what extent the exact nature of the proposals will be.</p> <p>The Agency is generally supportive of sustainable development, which reduces the need to travel. Sites should be developed with attention to access by a choice of transport other than the private vehicle in order that the traffic impact of such developments is minimised. Improvements in public transport should be proposed where appropriate.</p> <p>The Agency will need to be consulted further with respect to Option 1 in order that traffic on the strategic highway network can be assessed. Presently, the AAP contains insufficient detail for that appraisal to be undertaken.</p>	<p>properties within the conservation area will impact on the local highway network.</p>	<p>Y/N</p>	

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	<p>Assessments of the impact of the development on the trunk road network will need to be undertaken in accordance with the requirements of PPG 13 and the relevant Department of Transport Policy. This includes the provision of adequate Transport Assessment and Travel Plan reports.</p>		Y/N	
	<p>06/AL/345 Burnley Civic Society Area 4 Option 1 - yes</p>	<p>Resources are limited and intervention has to be targeted to areas of greatest need. This area does not display the symptoms of housing market collapse as seen in neighbouring Areas 1 and 2. Sympathetic improvements by property owners should be promoted to retain and enhance the special qualities</p>	No	<p>The Preferred Option should encourage property owners to undertake sympathetic improvements to their properties themselves.</p>

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
		of the conservation area.		
	47/PT/473 Joe Fallows Agree	Resources are limited and intervention has to be targeted to areas of greatest need. This area does not display the symptoms of housing market collapse as seen in neighbouring Areas 1 and 2. Sympathetic improvements by property owners should be promoted to retain and enhance the special qualities of the conservation area.	No	The Preferred Option should encourage property owners to undertake sympathetic improvements to their properties themselves.
Option 2 – No Charges	31/PT/242 Helen J. Gauder & Chris Selkirk I do not agree with Option 2 in Area 4	The proposal for no change in this area would not assist with tackling problems of under investment and maintenance in the area.	Yes	The Preferred Option should encourage property owners to undertake sympathetic improvements to their properties themselves.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
	32/PT/273 Ben Harrison Disagree with Area 4 Option 2 With these options you would only have to return at a later date and start again	The proposal for no change in this area would not assist with tackling problems of under investment and maintenance in the area.	Yes	The Preferred Option should encourage property owners to undertake sympathetic improvements to their properties themselves.
	39/PT/342 Highways Agency C/o Faber Maunsell Option 2- No comment	Noted		
	Other Options? 14/PT/138 Mrs. K. Cheetham Area 4 – improvement is needed to the walls of the front of the square and if Carlton Rd and Piccadilly Rd are having a	Resources are limited and intervention has to be targeted to areas of greatest need. This area does not display the symptoms of housing market collapse as seen in neighbouring Areas 1	Yes	The Preferred Option should encourage property owners to undertake sympathetic improvements to their properties themselves.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	facelift so should Palatine Square to keep it in line with them.	and 2. Sympathetic improvements by property owners should be promoted to retain and enhance the special qualities of the conservation area.	Y/N	
	41/PT/423 Sports England Area 4 bowling green area – possible enhancement of open space.	The bowling green appears to be well maintained by the private club which owns it. The area is well served by several attractive public open spaces already eg Piccadilly Gardens and Scott Park.	No	There is not considered to be a need to include proposals to improve the bowling green.

Table 2.6 Consideration of Representations to Issues and Options Area 5

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
			Y/N	

Section/ Guideline	Comment	Consideration	Have on Preferred Option?	Effect on Content of Preferred Option
Area 5 – Manchester Road Station Area			Y/N	
Option 1 – Major Investment	01/PT/07 David Aston Agree with Area 5 Option 1. I believe these Options will give greatest enhancement to the areas.	A recent feasibility study into the improvement of facilities at Manchester Road Station suggests that a new building, pedestrian bridge and better signage should be provided together with improved bus links to the town centre. The outcome of an ongoing study into the provision of an improved rail link to Manchester should also inform the Preferred Option.	Yes	The Preferred Option should give further consideration to the implementation of improvements to Manchester Road Station and rail services.
	05/PT/16 Chris Finlayson Agree with Area 5 Option 1,	A recent feasibility study into the improvement of facilities at Manchester Road Station suggests that a new building, pedestrian bridge and better signage should be provided	Yes	The Preferred Option should give further consideration to the implementation of improvements to Manchester Road

Section/ Guideline	Comment	Consideration	Impact on Preferred Option?	Effect on Content of Preferred Option
		<p>together with improved bus links to the town centre.</p> <p>The outcome of an ongoing study into the provision of an improved rail link to Manchester should also inform the Preferred Option.</p>	Y/N	Station and rail services.
	<p>07/PT/28</p> <p>Claire Brierley</p> <p>Agree with Area 5 Option 1 because these are the best options for the area</p>	<p>A recent feasibility study into the improvement of facilities at Manchester Road Station suggests that a new building, pedestrian bridge and better signage should be provided together with improved bus links to the town centre.</p> <p>The outcome of an ongoing study into the provision of an improved rail link to Manchester should also inform the Preferred Option.</p>	Yes	<p>The Preferred Option should give further consideration to the implementation of Manchester Road Station and rail services.</p>
	<p>09/PT/62</p> <p>Gail Barton</p>	<p>A recent feasibility study into the improvement of facilities at Manchester Road Station</p>	Yes	<p>The Preferred Option should give further consideration to the</p>

Section/ Guideline	Comment	Consideration	Impact on Preferred Option? Y/N	Effect on Content of Preferred Option
	Agree with Area 5 Option 1 will help us make dramatic changes for the good of our community	<p>suggests that a new building, pedestrian bridge and better signage should be provided together with improved bus links to the town centre.</p> <p>The outcome of an ongoing study into the provision of an improved rail link to Manchester should also inform the Preferred Option.</p>	Y/N	implementation of improvements to Manchester Road Station and rail services.
15/PT/155	Lynn Cooper Agree with Area 5 Option 1 - I think this should be the absolute priority, not only for the area, but for Burnley as a whole	<p>A recent feasibility study into the improvement of facilities at Manchester Road Station suggests that a new building, pedestrian bridge and better signage should be provided together with improved bus links to the town centre.</p> <p>The outcome of an ongoing study into the provision of an improved rail link to Manchester should also inform the Preferred Option.</p>	Yes	The Preferred Option should give further consideration to the implementation of improvements to Manchester Road Station and rail services.

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
	31/PT/242 Helen J. Gauder & Chris Selkirk I agree with Option 1 for Area 5	A recent feasibility study into the improvement of facilities at Manchester Road Station suggests that a new building, pedestrian bridge and better signage should be provided together with improved bus links to the town centre. The outcome of an ongoing study into the provision of an improved rail link to Manchester should also inform the Preferred Option.	Yes	The Preferred Option should give further consideration to the implementation of improvements to Manchester Road Station and rail services.
	32/PT/273 Ben Harrison Agree with Area 5 Option 1 Using Options A1 – O2, A2- O1, A3- O1, A4- O1 & A5- O1 would have a wonderful area to Trafalgar street	A recent feasibility study into the improvement of facilities at Manchester Road Station suggests that a new building, pedestrian bridge and better signage should be provided together with improved bus links to the town centre. The outcome of an ongoing study into the provision of an improved rail link to Manchester should also inform the Preferred Option.	Yes	The Preferred Option should give further consideration to the implementation of improvements to Manchester Road Station and rail services.

Section/ Guideline	Comment	Consideration	Impact on Preferred Option? Y/N	Effect on Content of Preferred Option
		rail link to Manchester should also inform the Preferred Option.		
	<p>39/PT/342</p> <p>Highways Agency</p> <p>C/o Faber Maunsell</p> <p>Option1 proposes a high quality passenger transport facility linking the station with the town centre, bus station and Burnley Central Station. The Agency welcomes the proposals associate with Option 1, which should encourage travel by alternative modes of transport other than the private vehicle. The Agency requests to be consulted further on the details of the proposals, which are taken forward. Given the information presented, it is considered unlikely that the</p>	<p>A recent feasibility study into the improvement of facilities at Manchester Road Station suggests that a new building, pedestrian bridge and better signage should be provided together with improved bus links to the town centre.</p> <p>The outcome of an ongoing study into the provision of an improved rail link to Manchester should also inform the Preferred Option.</p> <p>The Highways Agency will be further consulted as and when proposals are developed in more detail.</p>	<p>Yes</p>	<p>Further consultation on Manchester Road Station and rail service improvements will be undertaken at Preferred Option stage and as proposals are developed in more detail.</p>

Section/ Guideline	Comment	Consideration	Name on Preferred Option? Y/N	Effect on Content of Preferred Option
	<p>proposals will have a material impact on traffic flows on the trunk road network; however, given the proximity to the trunk road network, the Agency is mindful of small changes in traffic which could negatively affect the strategic highway network.</p> <p>Assessments of the impact of the development on the trunk road network will need to be undertaken in accordance with the requirements of PPG 13 and the relevant Department of Transport Policy. This includes the provision of adequate Transport Assessment and Travel Plan reports.</p>			
47/PT/473 Joe Fallows	Agree provided this does not	A recent feasibility study into the improvement of facilities at Manchester Road Station suggests that a new building,	Yes	The Preferred Option should give further consideration to the implementation of

Section/ Guideline	Comment	Consideration	Impact on Preferred Option?	Effect on Content of Preferred Option
	<p>lead to monies being diluted from the housing needs.</p> <p>The outcome of an ongoing study into the provision of an improved rail link to Manchester should also inform the Preferred Option.</p> <p>The funding for rail infrastructure and transport improvements would not come from the HMR Programme.</p>	<p>pedestrian bridge and better signage should be provided together with improved bus links to the town centre.</p> <p>The outcome of an ongoing study into the provision of an improved rail link to Manchester should also inform the Preferred Option.</p> <p>The funding for rail infrastructure and transport improvements would not come from the HMR Programme.</p>	<p>Y/N</p>	<p>improvements to Manchester Road Station and rail services.</p>
	<p>50/PT/505 anon (Action Planning event notice board) Re-instate the Todmorden curve.</p>	<p>The outcome of an ongoing study into the provision of an improved rail link to Manchester should inform the Preferred Option.</p>	<p>Yes</p>	<p>The Preferred Option should give further consideration to the implementation of improvements to Manchester Road Station and rail services.</p>
<p>Option 2 – No Changes</p>	<p>31/PT/242 Helen J. Gauder & Chris Selkirk</p>	<p>A recent feasibility study into the improvement of facilities at</p>	<p>Yes</p>	<p>The Preferred Option should give further</p>

Section/ Guideline	Comment	Consideration	Name on Preferred Option?	Effect on Content of Preferred Option
	I do not agree with Option 2 in Area 5	<p>Manchester Road Station suggests that a new building, pedestrian bridge and better signage should be provided together with improved bus links to the town centre.</p> <p>The outcome of an ongoing study into the provision of an improved rail link to Manchester should also inform the Preferred Option.</p>	Y/N	consideration to the implementation of improvements to Manchester Road Station and rail services.
	<p>32/PT/273</p> <p>Ben Harrison</p> <p>Disagree with Area 5 Option 2</p> <p>With these options you would only have to return at a later date and start again.</p>	<p>A recent feasibility study into the improvement of facilities at Manchester Road Station suggests that a new building, pedestrian bridge and better signage should be provided together with improved bus links to the town centre.</p> <p>The outcome of an ongoing study into the provision of an improved rail link to Manchester should also inform the Preferred Option.</p>	Yes	<p>The Preferred Option should give further consideration to the implementation of improvements to Manchester Road Station and rail services.</p>

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
	39/PT/342 Highways Agency C/o Faber Maunsell Option 2 – No comment	Noted	Y/N	
Other Options?	40/PT/346 Mr M. Buck Agree with Area 5 - Manchester Rd station area	A recent feasibility study into the improvement of facilities at Manchester Road Station suggests that a new building, pedestrian bridge and better signage should be provided together with improved bus links to the town centre. The outcome of an ongoing study into the provision of an improved rail link to Manchester should also inform the Preferred Option.	Yes	The Preferred Option should give further consideration to the implementation of improvements to Manchester Road Station and rail services.
Priority for investment	15/PT/155 Lynn Cooper	A recent feasibility study into the improvement of facilities at Manchester Road Station	Yes	The Preferred Option should give further consideration to the

Section/ Guideline	Comment	Consideration	Name on Preferred Option? Y/N	Effect on Content of Preferred Option
	Area 5, Option 1	<p>suggests that a new building, pedestrian bridge and better signage should be provided together with improved bus links to the town centre.</p> <p>The outcome of an ongoing study into the provision of an improved rail link to Manchester should also inform the Preferred Option.</p>	Y/N	<p>implementation of improvements to Manchester Road Station and rail services.</p>
<p>Options for Other Areas</p>	<p>01/PT/07</p> <p>David Aston</p> <p>I do not agree with Options that side step or avoid taking action that is clearly needed urgently to improve these areas.</p>	<p>The Preferred Option is being developed to ensure that appropriate action is taken to tackle the various problems in the area.</p>	Yes	<p>The Preferred Option will promote various actions to tackle local problems. Proposals for alley gating schemes are dependent upon availability of funding and residents' support.</p>

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	31/PT/242 Helen J. Gauder & Chris Selkirk St. Matthew St needs improvements, perhaps sandblasting the properties. All back streets areas alley gated. This improves the community dramatically. Please invest more in this area.	Properties on St Matthews Street appear to be well maintained and limited resources for face lifting are targeted to key routes and properties adjacent to the edge of new development. Alley gating schemes are undertaken across the area on a rolling programme informed by residents' requests and availability of funding.	No	Resources are limited and have to be targeted to areas of greatest need.

Table 2.7 Route A

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
Route A – Rail Line			Y/N	

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
<p>Option 1 – Improvements to the Rail Line</p>	<p>31/PT/242 Helen J. Gauder & Chris Selkirk I agree with Option 1 for Route A</p>	<p>The outcome of an ongoing study into the provision of an improved rail link to Manchester should inform the Preferred Option. The rail line is a wildlife corridor and the environment should be protected and enhanced.</p>	<p>Yes</p>	<p>The Preferred Option should include further consideration of the results of a recent study into improved rail services to Manchester (including the re-instatement of the Todmorden Curve) and environmental enhancement of the wildlife corridor.</p>
	<p>39/PT/342 Highways Agency C/o Faber Maunsell The Agency welcomes the proposals to increase access by alternative modes of transport other than the private car. Where proposals are likely to result in changes in traffic flows, queuing and delays at junctions for vehicles the</p>	<p>The Highways Agency will be further consulted as and when proposals are developed in more detail.</p>	<p>Yes</p>	<p>Further consultation will be undertaken at Preferred Option stage.</p>

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	Agency will need to be consulted in order to ensure that the proposals do not result in an adverse impact on the trunk road network.		Y/N	
	41/PT/423 Sports England Agree with Route A Option 1 Provide for open space/ enhancement, also improves amenity of access routes	The outcome of an ongoing study into the provision of an improved rail link to Manchester should inform the Preferred Option. The rail line is a wildlife corridor and the environment should be protected and enhanced.	Yes	The Preferred Option should include further consideration of the results of a recent study into improved rail services to Manchester (including the re-instatement of the Todmorden Curve) and environmental enhancement of the wildlife corridor.
	03/AL/ 210 Cyclists Touring Club East Lancashire D.A Burnley & Pendle Section	The proposed improvements to routes should assist with encouraging walking and cycling in the area, and enhance the rail line's wildlife value.	Yes	Option 1 should be explored as the Preferred Option for Route A.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	<p>Only issues that CTC are interested in are environmental, pedestrian and cycling facilities in the area. Local people in the area should also have their ideas put forward.</p> <p>Recommendations therefore are: Route A Option 1 – Improvements to the rail line</p>		Y/N	
	<p>12/AL/427 Lancashire County Council Planning and Environmental Services Option 1 for Route A makes reference to improvements to the rail service to Manchester via Todmorden. Whilst improvements to this service are a long term</p>	<p>The outcome of an ongoing study into the provision of an improved rail link to Manchester should inform the Preferred Option. The rail line is a wildlife corridor and the environment should be protected and enhanced.</p>	<p>Yes</p>	<p>The Preferred Option should include further consideration of the results of a recent study into improved rail services to Manchester (including the re-instatement of the Todmorden Curve) and environmental enhancement of the wildlife corridor.</p>

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	aspiration its viability at present is considered to be marginal. Further work on the viability of this route is being undertaken.		Y/N	
	06/AL/345 Burnley Civic Society Route A Option 1 - yes	The outcome of an ongoing study into the provision of an improved rail link to Manchester should inform the Preferred Option. The rail line is a wildlife corridor and the environment should be protected and enhanced.	Yes	Option 1 should be explored as the Preferred Option for Route A.
	47/PT/473 Joe Fallows Unauthorised tipping needs to be tackled via regular clearances of the rail embankment – how do you link it into neighbouring open spaces? Through a footpath?	Unauthorised tipping should be tackled through a range of measures, including enhanced neighbourhood management. The rail line already links into open spaces at Piccadilly Gardens and Starkie	Yes	Option 1 should be explored as the Preferred Option for Route A.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
		Street. The wildlife value of these areas could be improved through better management, to enhance the adjoining wildlife corridor.	Y/N	
Option 2 – No Changes	31/PT/242 Helen J. Gauder & Chris Selkirk I do not agree with Option 2 for Route A	The outcome of an ongoing study into the provision of an improved rail link to Manchester should inform the Preferred Option. The rail line is a wildlife corridor and the environment should be protected and enhanced.	Yes	Option 1 should be explored as the Preferred Option for Route A.

Table 2.8 Route B

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
			Y/N	

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
Route B – Pedestrian/ Cycle Links to the Town Centre				
Option 1 – Environmental Enhancements and Traffic Management Improvements	09/PT/62 Gail Barton Agree with Route B Option 1 will help us make dramatic changes for the good of our community	Agree - The Piccadilly / Trafalgar area lies close to the town centre and local facilities but pedestrian and cycle access is poor and should be improved.	Yes	Option 1 should be further explored as the Preferred Option for Route B.
	15/PT/155 Lynn Cooper Disagree with Route B Option 1. I am concerned that introducing this route through the estate will bring ASB into an area,	Disagree. The Piccadilly / Trafalgar area lies close to the town centre and local facilities but pedestrian and cycle access is poor and should be improved. Community safety issues could be tackled through	No	Option 1 should be further explored as the Preferred Option for Route B.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	which has not previously had problems. Particularly the issues will be drunks coming through on Friday and Saturday nights	careful design eg through overlooking and careful lighting.	Y/N	
31/PT/242	Helen J. Gauder & Chris Selkirk I agree with Option 1 for Route B	Agree - The Piccadilly / Trafalgar area lies close to the town centre and local facilities but pedestrian and cycle access is poor and should be improved.	Yes	Option 1 should be further explored as the Preferred Option for Route B.
39/PT/342	Highways Agency C/o Faber Maunsell The Agency welcomes the proposals to increase access by alternative modes of transport other than the private car.	The Highways Agency will be further consulted as and when proposals are developed in more detail.	Yes	Further consultation will be undertaken at Preferred Option stage.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	<p>Where proposals are likely to result in changes in traffic flows, queuing and delays at junctions for vehicles the Agency will need to be consulted in order to ensure that the proposals do not result in an adverse impact on the trunk road network.</p>		Y/N	
41/PT/423	Sports England	<p>Agree - The Piccadilly / Trafalgar area lies close to the town centre and local facilities but pedestrian and cycle access is poor and should be improved.</p>	Yes	<p>Option 1 should be further explored as the Preferred Option for Route B.</p>
Agree with Route B Option 1	<p>Provide for open space/enhancement, also improves amenity of access routes</p>			

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	03/AL/ 210	Agree - The Piccadilly / Trafalgar area lies close to the town centre and local facilities but pedestrian and cycle access is poor and should be improved.	Yes	Option 1 should be further explored as the Preferred Option for Route B.
	Cyclists Touring Club East Lancashire D.A Burnley & Pendle Section			
	Only issues that CTC are interested in are environmental, pedestrian and cycling facilities in the area. Local people in the area should also have their ideas put forward. Recommendations therefore are: Route B Option 1 – Environmental enhancements and traffic management issues			
	06/AL/345	Agree - The Piccadilly / Trafalgar area lies close to the town centre and local	Yes	Option 1 should be further explored as the Preferred Option for Route B.
	Burnley Civic Society			

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	Route B Option 1 - yes	facilities but pedestrian and cycle access is poor and should be improved.	Y/N	
	47/PT/473 Joe Fallows The footbridge linking Raglan Road and Burnham Gate needs to be improved / refurbished to a high standard as the one linking Albion St and Burnham Gate.	Agree - footbridge improvements should be undertaken as part of the proposed work to enhance pedestrian and cycle links.	Yes	The Preferred Option for Route B should include improvements to footbridge 1.
Option 2 – No Changes	31/PT/242 Helen J. Gauder & Chris Selkirk I do not agree with Option 2 for Route B	Agree - The Piccadilly / Trafalgar area lies close to the town centre and local facilities but pedestrian and cycle access is poor and should be improved.	Yes	Option 1 should be further explored as the Preferred Option for Route B.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
Other Options?	45/PT/444	Agree - The Piccadilly / Trafalgar area lies close to the town centre and local facilities but pedestrian and cycle access is poor and should be improved. These detailed comments should be taken into account as part of the Preferred Option.	Yes	The Preferred Option should include a cycle path along Trafalgar St from a point opposite to Sandygate, then a ramp up to Keppel Place, encouraging cyclists to cross the railway at Starkie St bridge. A linking path to Coal Clough Lane and Accrington Rd should be created.
	Lancashire County Council Cycling Officer			
	Routes into the town centre – there are different height differences between the 2 sides of the railway that make it difficult to link the area with the town centre for cyclists.			
	Albion St bridge has ramps on it, which would be possible to wheel a bike upon, but it is not really a bridge that I would want to encourage cyclists to use. The path down from the bridge to Trafalgar St is very overgrown and it would be			

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	<p>desirable to have some frontage development looking onto it to improve security and attractiveness.</p>		Y/N	
	<p>Ragland Street would probably offer cyclists the best route through the area for, but Ragland St bridge has stepped access, which would require long ramps if cyclists were to use it. A crossing across Burnham Gate would also be needed. The easier option for a cyclist route from the town centre into the area would be a cycle path along Trafalgar St from a point opposite to Sandygate then a ramp up to Keppel Place, encouraging cyclists to</p>			

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	<p>cross the railway at Starkie St bridge. However Starkie St does not really go anywhere and there will be a need for a linking path to Coal Clough Lane and Accrington.</p> <p>A route via Starkie St would also link with Accrington Rd and provide a better route into the town centre for cyclists and pedestrians then Westgate.</p>		Y/N	

Table 2.9 Route C

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
Route C – Starkie Street/Back Grant Street Pedestrian Routes			Y/N	
Option 1 – Close off Pedestrian Access	31/PT/242 Helen J. Gauder & Chris Selkirk I agree with Option 1 for Route C	This informal footpath leaves the rears of properties on Grant St and Weldon St vulnerable to crime and asb. Closing it would encourage use of the alternative route to the west of Weldon St.	Yes	Further consideration should be given to including Option 1 as the Preferred Option.
	39/PT/342 Highways Agency C/o Faber Maunsell The Agency welcomes the proposals to increase access by alternative modes of transport other than the private car. Where	The proposed closure of this pedestrian route is unlikely to have any impact on traffic flows on the local highway network. An alternative pedestrian route is already provided close by.	Yes	Further consideration should be given to including Option 1 as the Preferred Option.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
	proposals are likely to result in changes in traffic flows, queuing and delays at junctions for vehicles the Agency will need to be consulted in order to ensure that the proposals do not result in an adverse impact on the trunk road network.			
	41/PT/423 Sports England Disagree with Route C Option 1 – involves loss of open space/ little change/ potential reduce housing density, reduce accessibility	Option 1 may slightly reduce accessibility but it should help with trying to solve local community safety issues.	No	
	03/AL/ 210 Cyclists Touring Club East Lancashire D.A	Local residents have put forward this suggestion as part of the AAP process.	Yes	Further consideration should be given to including Option 1 as the Preferred Option.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	<p>Burnley & Pendle Section</p> <p>Only issues that CTC are interested in are environmental, pedestrian and cycling facilities in the area. Local people in the area should also have their ideas put forward.</p> <p>Recommendations therefore are: Route C Option 1 – Close off pedestrian access</p>		Y/N	
	<p>06/AL/345</p> <p>Burnley Civic Society</p> <p>Route C Option 1 - yes</p>	<p>This informal footpath leaves the rears of properties on Grant St and Weldon St vulnerable to crime and asb. Closing it would encourage use of the alternative route to the west of Weldon St.</p>	Yes	<p>Further consideration should be given to including Option 1 as the Preferred Option.</p>

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
	47/PT/473 Joe Fallows Agree provided that the unofficial path linking Coal Clough Lane opposite Coal Clough pub and Every Street is upgraded fully to a footpath with streetlighting.	Agree that improvements to the alternative route should be undertaken to encourage use and improve local safety.	Yes	The Preferred Option should also include upgrading the alternative route to the west of Weldon St.
Option 2 – No Changes	31/PT/242 Helen J. Gauder & Chris Selkirk I do not agree with Option 2 for Route C	This informal footpath leaves the rears of properties on Grant St and Weldon St vulnerable to crime and asb. Closing it would encourage use of the alternative route to the west of Weldon St.	Yes	Further consideration should be given to including Option 1 as the Preferred Option.

Table 2.10 Route D

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
Route D – Coal Clough Lane				
Option 1 – Pedestrian Enhancements and Landscaping	31/PT/242 Helen J. Gauder & Chris Selkirk I agree with Option 1 for Route D	Improvements to the public realm would assist with supporting the local shops and services by providing a more pedestrian friendly environment.	Yes	Option 1 should be explored as the Preferred Option.
	39/PT/342 Highways Agency C/o Faber Maunsell The Agency welcomes the proposals to increase access by alternative modes of transport other than the private car. Where proposals are likely to result in changes in traffic flows,	Improvements to the public realm would assist with supporting the local shops and services by providing a more pedestrian friendly environment. Further consultation with the Highways Agency will be undertaken as and when the proposals are developed in more detail.	Yes	Further consultation will be undertaken with the Highways Agency as and when proposals are developed in more detail.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	queuing and delays at junctions for vehicles the Agency will need to be consulted in order to ensure that the proposals do not result in an adverse impact on the trunk road network.		Y/N	
	41/PT/423 Sports England Agree with Route D Option 1 Provide for open space/enhancement, also improves amenity of access routes	Improvements to the public realm would assist with supporting the local shops and services by providing a more pedestrian friendly environment.	Yes	Option 1 should be explored as the Preferred Option.
	03/AL/ 210 Cyclists Touring Club East Lancashire D.A	Improvements to the public realm would assist with supporting the local shops and services by providing a more pedestrian friendly environment.	Yes	Option 1 should be explored as the Preferred Option.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	Burnley & Pendle Section		Y/N	
	Only issues that CTC are interested in are environmental, pedestrian and cycling facilities in the area. Local people in the area should also have their ideas put forward.			
	Recommendations therefore are:			
	Route D Option 1 – Pedestrian enhancements			
06/AL/345	Burnley Civic Society	Improvements to the public realm would assist with supporting the local shops and services by providing a more pedestrian friendly environment.	Yes	Option 1 should be explored as the Preferred Option.
Route D Option 1 - yes				

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Effect on Content of Preferred Option
	47/PT/473 Joe Fallows agree	Improvements to the public realm would assist with supporting the local shops and services by providing a more pedestrian friendly environment.	Yes Option 1 should be explored as the Preferred Option.
Option 2 – No Changes	31/PT/242 Helen J. Gauder & Chris Selkirk I do not agree with Option 2 for Route D	Improvements to the public realm would assist with supporting the local shops and services by providing a more pedestrian friendly environment.	Yes Option 1 should be explored as the Preferred Option.

Table 2.11 Route E

Section/ Guideline	Comment	Consideration	Have you Preferred Option? Y/N	Effect on Content of Preferred Option
Route E – Manchester Road/ Trafalgar Street/Bunham Gate				
Option 1 – Gateway Improvements	31/PT/242 Helen J. Gauder & Chris Selkirk I agree with Option 1 for Route E	Gateway improvements would assist with increasing confidence in the Piccadilly / Trafalgar Area by maximising the visual impact of targeted environmental enhancements.	Yes	Option 1 should be explored as the Preferred Option.
	39/PT/342 Highways Agency C/o Faber Maunsell The Agency welcomes the proposals to increase access by alternative modes of transport	The proposed gateway improvements should enhance the local environment for non car users.	Yes	Option 1 should be explored as the Preferred Option. The Highways Agency will be consulted as the Preferred Option is developed.

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
	<p>other than the private car. Where proposals are likely to result in changes in traffic flows, queuing and delays at junctions for vehicles the Agency will need to be consulted in order to ensure that the proposals do not result in an adverse impact on the trunk road network.</p>			
<p>41/PT/423 Sports England Agree with Route E Option 1 Provide for open space/ enhancement, also improves amenity of access routes</p>		<p>The proposed gateway improvements should enhance the local environment for non car users.</p>	<p>Yes</p>	<p>Option 1 should be explored as the Preferred Option.</p>
<p>03/AL/ 210 Cyclists Touring Club East Lancashire D.A</p>		<p>The proposed gateway improvements should enhance the local environment for non car users.</p>	<p>Yes</p>	<p>Option 1 should be explored as the Preferred Option.</p>

Section/ Guideline	Comment	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
	<p>Burnley & Pendle Section</p> <p>Only issues that CTC are interested in are environmental, pedestrian and cycling facilities in the area. Local people in the area should also have their ideas put forward.</p> <p>Recommendations therefore are: Route E- Manchester Rd, Trafalgar St. Burnham Gate</p>			
	<p>06/AL/345</p> <p>Burnley Civic Society</p> <p>Route E Option 1 - yes</p>	<p>Gateway improvements would assist with increasing confidence in the Piccadilly / Trafalgar Area by maximising the visual impact of targeted environmental enhancements.</p>	<p>Yes</p>	<p>Option 1 should be explored as the Preferred Option.</p>
	<p>47/PT/473</p> <p>Joe Fallows</p> <p>agree</p>	<p>Gateway improvements would assist with increasing confidence in the Piccadilly</p>	<p>Yes</p>	<p>Option 1 should be explored as the Preferred Option.</p>

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
		/ Trafalgar Area by maximising the visual impact of targeted environmental enhancements.		
Option 2 – No Changes	31/PT/242 Helen J. Gauder & Chris Selkirk I do not agree with Option 2 for Route E	Gateway improvements would assist with increasing confidence in the Piccadilly / Trafalgar Area by maximising the visual impact of targeted environmental enhancements.	Yes	Option 1 should be explored as the Preferred Option.

Table 2.12 Consideration of Representations to Issues and Options - Area 5 Manchester Road Station Area

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
F – Parish Rooms				

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
Option 1 – Improvements for Community Use	31/PT/242 Helen J. Gauder & Chris Selkirk I agree with Option 1 for Route F	Although it is recognised that the Parish Rooms provide a useful community resource, the Piccadilly / Trafalgar Area is well served by a relatively new, purpose built community centre, the Vanguard Centre.	No	Option 2 will be the Preferred Option.
	39/PT/342 Highways Agency C/o Faber Maunsell The Agency welcomes the proposals to increase access by alternative modes of transport other than the private car. Where proposals are likely to result in changes in traffic flows, queuing and delays at	The proposals are unlikely to impact significantly on the local highways network.	No	Option 2 will be the Preferred Option.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	<p>junctions for vehicles the Agency will need to be consulted in order to ensure that the proposals do not result in an adverse impact on the trunk road network.</p>		<p>Y/N</p>	
	<p>03/AL/ 210 Cyclists Touring Club East Lancashire D.A Burnley & Pendle Section</p> <p>Only issues that CTC are interested in are environmental, pedestrian and cycling facilities in the area. Local people in the area should also have their ideas put forward.</p>	<p>The proposals are unlikely to impact significantly on local travel patterns.</p>	<p>No</p>	<p>Option 2 will be the Preferred Option.</p>

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	<p>Recommendations therefore are:</p> <p>Route F Parish Rooms, Holy Trinity School</p>		Y/N	
	<p>47/PT/473 Joe Fallows</p> <p>Need to improve and expand, if not possible resources need to be put into school to enable use to be made of by the community.</p>	<p>Although it is recognised that the Parish Rooms provide a useful community resource, the Piccadilly / Trafalgar Area is well served by a relatively new, purpose built community centre, the Vanguard Centre.</p>	No	Option 2 will be the Preferred Option.
Option 2 – No Changes	<p>31/PT/242</p> <p>Helen J. Gauder & Chris Selkirk</p> <p>I do not agree with Option 2 for Route F</p>	<p>Although it is recognised that the Parish Rooms provide a useful community resource, the Piccadilly / Trafalgar Area is well served by a relatively new,</p>	No	Option 2 will be the Preferred Option.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
		purpose built community centre, the Vanguard Centre.	Y/N	
Other Options?				
Options for Other Routes				
	45/PT/444 Lancashire County Council Cycle Officer Consideration could be given to creating a cycle route onto the south side of the railway linking Manchester Rd to Coal Clough Lane. This would run along the contour line, avoiding steep gradients. This could be formed by joining up cul-de-sacs with	Agree - the creation of new cycle paths as suggested by Lancashire County Council would encourage greater levels of cycle use in the area and increase connectivity to Manchester Road station and the the town centre.	Yes	Add suggested route into Preferred Option.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	linking paths, and path linking Manchester Road above the station.		Y/N	
45/PT/444	Lancashire County Council Cycle Officer	Agree - The details of proposals to improve pedestrian and cycling routes linking the station to the town centre and residential areas should be considered as part of the consultation on the Preferred Option.		
	Pedestrian and cycle routes to the station are at present poor. It can be difficult to cross Trafalgar St and Manchester Rd. Roundabouts have a poor safety record for cyclists, therefore it is best to provide cyclists with alternative route to Centenary Way/ Trafalgar St/ Manchester Rd roundabout. The			

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	<p>westbound platform on Manchester Rd station is very isolated and suffers security problems. One suggestion might be to build a new bridge across the railway at the west end of the station linking it to the canal and the town centre with a bridge across the railway.</p> <p>It would desirable to permit cyclists to use the proposed pedestrian route to the railway station, as the Manchester Rd/Trafalgar St/Centenary Way roundabout is difficult for them to use. This route could also link to</p>		<p>Y/N</p>	

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
	Manchester Rd on the south side of the railway station.		Y/N	

Table 2.13 Consideration of Representations to Issues and Options - Timetable and Next Steps

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
3.0 Timetable and Next Steps			Y/N	
3.1 Timetable				

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
3.2 The Next Steps				
			Y/N	

Table 2.14 Consideration of Representations to Issues and Options - Area Action Plans

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
4.0 Area Action Plans				

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
4.1 Background				
4.2 Sustainability Appraisal				

Table 2.15 Consideration of Representations to Issues and Options - Area Action Planning Context

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
5.0 Area Action Planning Context				
5.1 National				

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
5.2 Regional and Sub - Regional	12/A/427 Lancashire County Council Planning & Environment Services While reference to the Joint Lancashire Structure Plan (JLSP) in the Planning Context of the AAP is supported it should be made clear that this is applicable to the whole of Lancashire and not just the sub-region of East Lancashire. The use of the word sub-region within this context is also considered to be confusing given its use in the Regional Spatial Strategy (RSS) to refer to County boundaries.	Agree - clarification required in Preferred Option.	Yes	The Preferred Option should clarify the planning context.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
5.3 Local			Y/N	
5.4 Vision for Piccadilly/Trafalgar	01/PT/07 David Aston Agree	The Vision was considered to lack local distinctiveness and has therefore been rethought.	No	The Vision has been amended to take account of officer and GONW concerns about the lack of distinctiveness. The Revised Vision reflects the particular character of the AAP area, and identifies its individual strengths as regeneration opportunities. It has been the subject of further consultation including through a newsletter sent to all households.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
	02/PT/13 Mrs B. Akhtar Agree	The Vision was considered to lack local distinctiveness and has therefore been rethought.	No	The Vision has been amended to take account of concerns about the lack of local distinctiveness. The revised Vision reflects the particular character of the AAP area, and identifies its individual strengths as regeneration opportunities.
	03/PT/14 04/PT/15 Nadia Idris Agree	The Vision was considered to lack local distinctiveness and has therefore been rethought.	No	The Vision has been amended to take account of concerns about the lack of local distinctiveness. The revised Vision reflects the particular

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
			Y/N	
	05/PT/16 Chris Finlayson Agree	The Vision was considered to lack local distinctiveness and has therefore been rethought.	No	character of the AAP area, and identifies its individual strengths as regeneration opportunities. The Vision has been amended to take account of concerns about the lack of local distinctiveness. The revised Vision reflects the particular character of the AAP area, and identifies its individual strengths as regeneration opportunities.
	06/PT/27	The Vision was	Yes	The Vision has

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
	M. Partridge Disagree. Rebuild whole area or part	considered to lack local distinctiveness and has therefore been rethought.		been amended to take account of concerns about the lack of local distinctiveness. The revised Vision reflects the particular character of the AAP area, and identifies its individual strengths as regeneration opportunities.
	07/PT/28 Claire Brierley Agree	The Vision was considered to lack local distinctiveness and has therefore been rethought.	No	The Vision has been amended to take account of concerns about the lack of local distinctiveness. The revised Vision reflects the particular character of the

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
			Y/N	AAP area, and identifies its individual strengths as regeneration opportunities.
	08/PT/56 Lisa Rebecca Swainbank Agree	The Vision was considered to lack local distinctiveness and has therefore been rethought.	No	The Vision has been amended to take account of concerns about the lack of local distinctiveness. The revised Vision reflects the particular character of the AAP area, and identifies its individual strengths as regeneration opportunities.
	09/PT/62 Gail Barton	The Vision was considered to lack local	No	The Vision has been amended to

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
	Agree	distinctiveness and has therefore been rethought.		take account of concerns about the lack of local distinctiveness. The revised Vision reflects the particular character of the AAP area, and identifies its individual strengths as regeneration opportunities.
	11/PT/104 Barbara Holden Agree	The Vision was considered to lack local distinctiveness and has therefore been rethought.	No	The Vision has been amended to take account of concerns about the lack of local distinctiveness. The revised Vision reflects the particular character of the AAP area, and

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
			Y/N	identifies its individual strengths as regeneration opportunities.
	13/PT/137 Mr Holt Agree	The Vision was considered to lack local distinctiveness and has therefore been rethought.	No	The Vision has been amended to take account of concerns about the lack of local distinctiveness. The revised Vision reflects the particular character of the AAP area, and identifies its individual strengths as regeneration opportunities.
	14/PT/138 Mrs K. Cheetham	The Vision was considered to lack local distinctiveness and has	No	The Vision has been amended to take account of

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
	Agree	therefore been rethought.		concerns about the lack of local distinctiveness. The revised Vision reflects the particular character of the AAP area, and identifies its individual strengths as regeneration opportunities.
	15/PT/155 Lynn Cooper Agree	The Vision was considered to lack local distinctiveness and has therefore been rethought.	No	The Vision has been amended to take account of concerns about the lack of local distinctiveness. The revised Vision reflects the particular character of the AAP area, and identifies its

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
			Y/N	individual strengths as regeneration opportunities.
	18/PT/177 Agree The vision in Piccadilly/Baker St area is necessary to remove the troubled areas & supply better nicer homes for those looking to locate to Burnley.	The Vision was considered to lack local distinctiveness and has therefore been rethought.	Yes	The Vision has been amended to take account of concerns about the lack of local distinctiveness. The revised Vision reflects the particular character of the AAP area, and identifies its individual strengths as regeneration opportunities.
	29/PT/229 Mrs G Pickethall Agree	The Vision was considered to lack local distinctiveness and has therefore been rethought.	No	The Vision has been amended to take account of concerns about

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
			Y/N	<p>the lack of local distinctiveness. The revised Vision reflects the particular character of the AAP area, and identifies its individual strengths as regeneration opportunities.</p>
30/PT/238	<p>Jacqueline Hudson</p> <p>Disagree (What should vision be)</p> <p>A desirable residential neighbourhood using the original residents of the area (not new comers)</p>	<p>Disagree - The Piccadilly / Trafalgar area should be attractive to both existing and future residents from outside the area if it is to have a viable, sustainable future.</p>	<p>No</p>	<p>The Vision has been amended to take account of concerns about the lack of local distinctiveness. The revised Vision reflects the particular character of the AAP area, and identifies its individual</p>

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
			Y/N	strengths as regeneration opportunities.
	31/PT/242 Helen J. Gauder & Chris Selkirk Agree	The Vision was considered to lack local distinctiveness and has therefore been rethought.	No	The Vision has been amended to take account of concerns about the lack of local distinctiveness. The revised Vision reflects the particular character of the AAP area, and identifies its individual strengths as regeneration opportunities.
	32/PT/273 Ben Harrison Agree	The Vision was considered to lack local distinctiveness and has therefore been rethought.	No	The Vision has been amended to take account of concerns about the lack of local

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
			Y/N	<p>distinctiveness. The revised Vision reflects the particular character of the AAP area, and identifies its individual strengths as regeneration opportunities.</p>
	<p>38/PT/335 Robert Rawlinson Agree The vision is ok; the timetable is to late. Action is needed now before the area slips into total decay.</p>	<p>The vision reflects a long term aim for the area. Action in terms of regeneration projects is dependent upon funding and resource availability and the Preferred Option will provide proposals for phasing interventions.</p>	<p>No</p>	<p>The Vision has been amended to take account of concerns about the lack of local distinctiveness. The revised Vision reflects the particular character of the AAP area, and identifies its individual strengths as</p>

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
			Y/N	regeneration opportunities.
	40/PT/346 Mr M. Buck Agree	The Vision was considered to lack local distinctiveness and has therefore been rethought.	No	The Vision has been amended to take account of concerns about the lack of local distinctiveness. The revised Vision reflects the particular character of the AAP area, and identifies its individual strengths as regeneration opportunities.
	41/PT/423 Sports England Agree	The Vision was considered to lack local distinctiveness and has therefore been rethought.	No	The Vision has been amended to take account of concerns about the lack of local distinctiveness.

Section/ Guideline	Comment	Consideration	Influence on Preferred Option? Y/N	Effect on Content of Preferred Option
				The revised Vision reflects the particular character of the AAP area, and identifies its individual strengths as regeneration opportunities.
	43/PT/436 Mr & Mrs R. T. Shackleton Disagree	The Vision was considered to lack local distinctiveness and has therefore been rethought.	No	The Vision has been amended to take account of concerns about the lack of local distinctiveness. The revised Vision reflects the particular character of the AAP area, and identifies its individual strengths as regeneration

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
			Y/N	
				opportunities.

Table 2.16 Consideration of Representations to Issues and Options - Other Comments

Section/ Guideline	Comment	Consideration	Influence on Preferred Option?	Effect on Content of Preferred Option
Other Comments				
06/PT/27 M. Partridge (Priority for investment) Trinity – so run down	Agree - The Piccadilly / Trafalgar AAP is being prepared along side other AAP documents to guide regeneration and assist with attracting funding into the area.	Yes	The Preferred Option should promote the area as a priority for targeted regeneration investment.	
08/PT/56 Lisa Rebecca Swainbank (Areas where there are no options, do you agree?) No, I think the facelifiting should be	Current Borough Council and Elevate policy targets face lifting to key routes and gateways to ensure maximum visual impact for limited	No Yes	The Preferred Option will reflect current Council policy and priorities for regeneration. The Preferred Option should	

Section/ Guideline	Comment	Consideration	Impact on Preferred Option? Y/N	Effect on Content of Preferred Option
	an option no matter what, also wavelighting as security	resources. Improved lighting should be considered as part of improvements to community safety.		consider opportunities for improvements to lighting as part of community safety initiatives in the area.

Section/ Comment Guideline	Consideration	Have on Preferred Option? Y/N	Effect on Content of Preferred Option
<p>08/PT/56 Lisa Rebecca Swainbank (Any other suggestions) More trees planted, Empty houses pulled down Red dog bins (Priority for investment) Empty houses pulled down and something useful placed or green areas made</p>	<p>Agree - environmental improvements to the wildlife corridor, gateway enhancements and "green routes" could offer opportunities for tree planting and dog bins. The Preferred Option is likely to include some areas identified for redevelopment.</p>	<p>Yes</p>	<p>The Preferred Option should include proposals for environmental improvements and redevelopment in areas with high vacancy rates and poor condition housing.</p>
<p>11/PT/104 Barabara Holden (Other options the Council should consider for these areas?) Boarded up houses should be limited to the time they are allowed to stay empty and more houses for sale rather than rent would be an advantage</p>	<p>The Borough Council is aware of the problems of vacant properties and is trying to tackle this through a range of measures including the Vacant Homes Initiative, clearance and facelifting, as well as landlord and tenant licensing. New housing developments should provide more housing choice for all tenures.</p>	<p>No</p>	<p>The Preferred Option should promote good quality housing for all tenures but cannot realistically impose time limits for boarded up houses.</p>
<p>11/PT/104 Barabara Holden</p>	<p>The Area Action Plan will prioritise actions to areas of</p>	<p>Yes</p>	<p>The Area Action Plan identifies areas of greatest need and the</p>

Section/ Comment Guideline	Consideration	Name on Preferred Option? Y/N	Effect on Content of Preferred Option
(Priority for Investment) The trouble spots and hope people have better respect for better houses.	greatest need. Lack of investment in properties is closely linked to the collapsed housing market. As property values increase, there should be an increase in investment and maintenance of properties.		Preferred Option should put forward interventions which would contribute to housing market renewal.
12/PT/104 Marianne Whittaker Not clearing upgrading (?)	The Area Action Plan proposes redevelopment in areas where there are high numbers of vacancies and poor condition properties to provide opportunities for new residential development. Face lifting is proposed on Coal Clough Lane - a key route - in line with Council policy.	No	The Area Action Plan Preferred option should reflect the need for a balanced programme of clearance and improvements to provide a more sustainable neighbourhood.
17/PT/157 Eric Smalley (Priority for investment) Remodelling with part of the funding spent on re-education for	Enhanced neighbourhood management for to assist with issues such as asb and poor management of properties should be explored further. Remodelling could form part of these proposals.	Yes	The Preferred Option for Area 1 should explore enhanced neighbourhood management, possibly working in partnership with an RSL.

Section/ Comment Guideline	Consideration	Have on Preferred Option?	Effect on Content of Preferred Option
possible creators of new empty dwellings in the future			
19/PT/193	Dave Heelan Pull em all down an build new	No	The Preferred Option should promote a more balanced approach, including proposals for redevelopment and improvements to provide a sustainable neighbourhood for existing and future residents.
20/PT/190	Mick Don't care but they've just put alleygates up so waste of time if pulling all the housing down on this street (Grange St?)	No	The Preferred Option should continue to promote community safety initiatives.
21/PT/195	Gary Has read the brochure but he	No	The Preferred Option should promote facelifting along Coal Clough Lane. 73-85 Raglan Road form part of a site identified for redevelopment.

Section/ Comment Guideline	Consideration	Name on Preferred Option? Y/N	Effect on Content of Preferred Option
<p>knows his street is not coming down (Raglan Rd?) – hope they all get done up.</p>			
<p>22/PT/198 Phil & Kayley Hope they all get done up cos hers is falling down around her head (Herbert St?)</p>	<p>It is considered that an enhanced level of neighbourhood management would be preferable to clearance and redevelopment in Area 1. Some improvements to properties may be possible if the Council works in partnership with a RSL.</p>	<p>Yes</p>	<p>The Preferred Option for Area 1 should explore the use of enhanced neighbourhood management measures and possibly working with an RSL to improve local housing conditions.</p>
<p>23/PT/205 Doreen They should do up all our houses with the amount of council tax paid over the years</p>	<p>The Council does not have the resources to improve all the residential properties in the area, and HMR funding can only be used for initiatives which demonstrate a positive impact on the local housing market. In other areas of Burnley improvements to properties have not provided</p>	<p>No</p>	<p>The Preferred Option should promote a more balanced approach, targeting limited resources to areas of greatest need.</p>

Section/ Comment Guideline	Consideration	Have you Preferred Option?	Effect on Content of Preferred Option
	long term solutions to vacancy rates.	Y/N	
<p>24/PT/206</p> <p>Damien</p> <p>Got the brochure, but it's the dog mess and loud music which brings down the area. Pull down only the houses where they get complaints with noise.</p>	<p>The Piccadilly / Trafalgar area suffers from significant problems of ASB. It is hoped that enhanced levels of neighbourhood management will assist in tackling these problems more effectively for the long term.</p>	Yes	<p>The Preferred Option should explore further proposals for enhanced levels of neighbourhood management in Area 1.</p>
<p>25/PT/207</p> <p>3 lads from Raglan Rd</p> <p>Seen the brochure but they thought it was from Burnley College so binned it. All houses want doing up free of charge with a proper youth shelter put up at the bottom of Piccadilly.</p>	<p>The Council does not have the resources to improve all the residential properties in the area, and HMR funding can only be used for initiatives which demonstrate a positive impact on the local housing market. In other areas of Burnley improvements to properties have not provided long term solutions to vacancy rates. Piccadilly Gardens</p>	<p>No</p> <p>Yes</p>	<p>The Preferred Option should promote a more balanced approach to face lifting and redevelopment.</p> <p>The Preferred Option should test the proposal for a youth shelter on Piccadilly Gardens.</p>

Section/ Comment Guideline	Consideration	Name on Preferred Option? Y/N	Effect on Content of Preferred Option
	<p>already has facilities for young people and consideration should be given to the provision of a youth shelter.</p>		
<p>26/PT/208 Dave & Becks Got the brochure but probably put it in bin. Already made up their mind your only doing this cos...</p>	<p>The Area Action Plan is being prepared to guide regeneration and redevelopment in the area. Community consultation and engagement is an important part of the preparation of plans and the Borough Council gives serious consideration to all the comments and suggestions.</p>	<p>No</p>	<p>The Preferred Option will be prepared in the light of the detailed consideration of every comment and suggestion received as part of the consultation process.</p>
<p>27/PT/218 Mr L. J. Cutler Chase up absent landlords – properties that are run down must belong to someone. Boarded up properties encourage anti social behaviour and don't particularly enhance the area or create pride</p>	<p>The Piccadilly / Trafalgar area suffers from significant problems of ASB and high levels of vacant properties. It is hoped that enhanced levels of neighbourhood management will assist in tackling these problems more effectively for the long term.</p>	<p>Yes</p>	<p>The Preferred Option should promote enhanced levels of neighbourhood management to tackle anti social behaviour and possibly working with an RSL to tackle problem properties.</p>

Section/ Guideline	Comment	Consideration	HMR on Preferred Option?	Effect on Content of Preferred Option	Y/N
	in the area.				
28/PT/220	---	The Piccadilly / Trafalgar Area has a high crime rate and work is ongoing through the PACT partnership to tackle local crime more effectively.	No	The Preferred Option should include proposals for dealing with anti social behaviour and low level environmental crime. Violent crime is a police matter.	
	Leave them alone!!				
	Stabbings				
	Beatings up				
38/PT/335	Robert Rawlinson Disagree with remodelling. Most of the residents are in rented houses and do not care about their houses, take a look down some of the back streets.	The low values of properties in the area mean that interventions are limited to those deemed economically viable and which contribute directly to HMR. Problems associated with back streets need to be tackled through enhanced neighbourhood management.	Yes	The Preferred Option should promote enhanced levels of neighbourhood management and possible working with an RSL to tackle poor condition properties.	
39/PT/342	Highways Agency	The Highways Agency will be further consulted as the	Yes	The Highways Agency will be consulted further as proposals	

Section/ Guideline	Comment	Consideration	Impact on Preferred Option?	Effect on Content of Preferred Option
	<p>C/o Faber Maunsell</p> <p>Policy requirements of Agency and framework within which Agency operates can be found at www.fabermaunsell.com/transport/624.asp</p> <p><u>Existing Development Control Policy</u> affecting trunk roads detailed 1998 White Paper A new Deal for Trunk Road in England, with particular reference to Section 7.7.</p> <p>Where development traffic first reaches the trunk road network developers will be required to ensure that whole junction is improved to full 15-year standards.</p> <p>Government policy is spelt out further within Circular 04/2001 and Section 278 of the Highways Act 1980.</p> <p><u>Application of Existing</u></p>	<p>Preferred Option and development proposals are developed in more detail.</p>	<p>Y/N</p>	<p>are developed in more detail.</p>

Section/ Guideline	Comment	Consideration	Impact on Preferred Option?	Effect on Content of Preferred Option
	<p><u>Development Control Policy</u> – Where traffic generated by proposed developments has a material impact on the trunk road, the impact of that traffic will need to be assessed. The threshold of 5% is normally considered material by developers; a lower percentage impact could be material on networks experiencing congestion or where there area safety concerns. Further emphasised in Circular 04/2001 paragraph 12.</p>		Y/N	
	<p>Summarise the application of the development control policies require that:</p> <p>(i) The impact of the proposed development satisfies the Agency’s standards to ensure the junction at first point of access by the development traffic to the trunk road network including the connecting slip roads and</p>			

Section/ Comment Guideline	Consideration	Name on Preferred Option? Y/N	Effect on Content of Preferred Option
<p>associated merges and diverges will accommodate all traffic 15 years after the development occurs.</p> <p>(ii) All other links and junctions on the trunk road..at the first point of access to the trunk road should be at a standard capable of ensuring that conditions on the trunk road are left no worse at any time during the same 15 year assessment period, compared to if the development had not taken place.</p> <p>The design guidance of motorways and trunk roads is set out in Departmental Standards and Advice Notes contained in the Design Manual for Roads and Bridges (DMRB).</p> <p><u>Emerging Development Control Policy – Circular 0X/2006</u> has been published for Public</p>			

Section/ Guideline	Comment	Consideration	Have on Preferred Option?	Effect on Content of Preferred Option
	<p>Consultation. This will replace the guidance within 04/2001. Aligned to this document, the Department for Transport has also published the following documents for Public Comment:</p> <ul style="list-style-type: none"> • Guidance on Agreements with Secretary of State for Transport under Section 278 of the Highways Act 1980 • Consultation on Planning and the Strategic Road Network • Partial Regulatory Impact Assessment (RIA) • Guidance for Transport Assessments <p><u>Although Emerging Development Control Policy, the above documents are a material consideration with respect to the Agency's response to Area Action Plans.</u></p>			

Section/ Guideline	Comment	Consideration	Name on Preferred Option?	Effect on Content of Preferred Option
	<p>The Agency will be involved from the pre-production stage throughout the preparation process (LDF), which is entirely consistent with PPS 12. The Agency will offer advice and technical support that will guide the scale and location of proposals in relation to the strategic road network. The Agency is concerned with the potential traffic impact of the proposals within the AAP and the potential for the strategic highway network to accommodate both in terms of capacity and safety the additional traffic associated with the Plan Options.</p> <p>General comments on the P/T AAP:</p> <p>(1) This area is located immediately adjacent to the trunk road network. The Agency will need to be consulted on all</p>			

Section/ Guideline	Comment	Consideration	Impact on Preferred Option?	Effect on Content of Preferred Option
	<p>proposed changes within this area. The Agency is concerned that the proposals for the Piccadilly and Trafalgar Area will have a significant impact upon the trunk road network</p> <p>(2) The P/T AAP does not contain details of the likely scale of the developments proposed. Consequently it is difficult to assess the likely traffic impact of the Options within the Plan.</p> <p>(3) Given the level of details provided with respect to the Option development schemes, the Agency has been unable to accurately compare and contrast the proposals therein and comparative level of potential impact on the strategic highway network.</p> <p>(4)</p> <p>(5) The Agency welcome the fact</p>			

Section/ Guideline	Comment	Consideration	Name on Preferred Option? Y/N	Effect on Content of Preferred Option
	<p>that the AAP documents clearly define the whole process, detailing the next steps involved in developing the Preferred Options Report.</p> <p><u>Summary</u> The Agency requires the following information in support of any proposals taken forward:</p> <ul style="list-style-type: none"> • The Agency needs to be consulted at every stage of the consultation process • Development proposals need to be considered in accordance with the Agencies policy requirements • Proposals need to include details of the likely scale of developments (where possible) • Each development proposal needs to be supported by a Transport Assessment and Travel Plan as a minimum 			

Section/ Guideline	Comment	Consideration	Have on Preferred Option?	Effect on Content of Preferred Option
		<p>particularly where the proposals have the potential to have a material impact on the trunk road network is seen again, in accordance with the policy formwork highlighted.</p>		
40/PT/346	Mr M. Buck	<p>I visited the yellow bus on Piccadilly Rd and suggested two or more litter bins be put on Trafalgar St – the drop zones tend to be just after Sackville St and side of the ambulance stn and seated area, end of Nelson Square</p>	<p>Yes</p>	<p>Any proposed environmental improvements in the Preferred Option should include suggestions for more litter bins in these areas.</p>
42/PT/431	Elevate East Lancashire	<p>From an Elevate pathfinder prospective we have not supported pathfinder investment so far into</p>	<p>No</p>	<p>The Preferred Option for the Piccadilly / Trafalgar AAP should be prepared alongside the AAPs for other 4 ADF areas as part of a consistent and balanced approach to spatial planning.</p>
		<p>The Borough Council is preparing AAPs for all 5 ADF areas to provide a consistent and balanced framework for decision making and setting priorities within individual areas</p>		

Section/ Guideline	Comment	Consideration	Name on Preferred Option? Y/N	Effect on Content of Preferred Option
	<p>this ADF. There are two reasons, firstly housing market failure is not as extreme as in the 3 ADFs of Burnley Wood, Daneshouse and SW Burnley and secondly to focus delivery capacity into a smaller number of ADFs. House prices and void numbers continue to confirm that housing market failure continues not to be as marked as in the 3 other ADFs. Hence our views are likely not to alter – we would see that the 3 ADFs of Burnley Wood, Daneshouse and SW Burnley continue to receive all pathfinder based funding over the short to medium term. If in the longer term housing conditions stay similar, Piccadilly/Trafalgar could well warrant pathfinder funding in the future dependant on availability.</p> <p>Preparation of the P/T AAP may require further evaluation of the</p>	<p>and across the 5 areas. The evidence base suggests that in parts of Piccadilly the problems of housing market failure are as acute as neighbouring Burnley Wood and SW Burnley, and Piccadilly could well suffer even further decline when attractive new housing is developed in these other areas.</p>		

Section/ Guideline	Comment	Consideration	Name on Preferred Option?	Effect on Content of Preferred Option
	<p>plan if pathfinder funding does become available in the long-term future. Secondly, by slowing down the interventions in this AAP would enable Burnley Planning Dept and others (including Elevate) to focus on the 3 priority ADFs from a pathfinder prospective and would lead to better quality outputs. Lastly, it would allow the AAP for P/T to benefit from analysing what has gone well and less well through pathfinder interventions in Burnley and East Lancashire in general (and potentially in other pathfinders).</p>			
	<p>As you prepare the preferred options, from an Elevate prospective the better the evidence base there is to justify interventions at an individual neighbourhood level would help in terms of justifying pathfinder support schemes. Value for Money</p>			

Section/ Guideline	Comment	Consideration	Name on Preferred Option? Y/N	Effect on Content of Preferred Option
assessments should form part of this framework.				
43/PT/436 Mr & Mrs R. T. Shackleton Give us back grants to do our houses up.	Unfortunately in other areas of Burnley, grants for housing improvements have not provided long term solutions to the problems of poor condition and vacant properties, with a resulting collapse in the housing market. The Council's facelifting policy targets properties on key routes and gateways.	<p>No</p> <p>The Preferred Option should propose facelifting on some key routes / gateways in line with Council policy. Grants for individual property improvements are not supported by existing policy due to limited resources and the need to target interventions to provide the most effective outcome for the whole neighbourhood.</p>	Y	
44/PT/437 B. P. Shackleton Give us back grants	Unfortunately in other areas of Burnley, grants for housing improvements have not provided long term solutions to the problems of poor condition and vacant properties, with a resulting collapse in the housing market. The Council's facelifting policy targets properties on key routes and	<p>No</p> <p>The Preferred Option should propose facelifting on some key routes / gateways in line with Council policy. Grants for individual property improvements are not supported by existing policy due to limited resources and the need to target interventions to provide the most effective outcome for the whole</p>	Y	

Section/ Guideline	Comment	Consideration	Have you considered the effect on the Preferred Option?	Effect on Content of Preferred Option
45/PT/444	LCC Cycling Officer	<p>gateways.</p> <p>They cycling officers' comments will be taken on board as part of the development of the Preferred Option.</p> <p>The main deterrent to cycling in this area are hills. Linkage into the own centre is also poor, though the Weavers Triangle regeneration should improve things</p> <p>The main destinations in the area are:</p> <p>Town Centre</p> <p>Manchester Road Station</p> <p>Weavers Triangle (when redeveloped)</p> <p>The canal tow path (Weavers Triangle) is being developed as a cycle route through Burnley. North of Finsley Gate the Pennine</p>	<p>neighbourhood.</p> <p>Yes</p>	<p>The Preferred Option should include the proposals suggested by the Cycling officer with regard to Route B.</p>

Section/ Guideline	Comment	Consideration	Name on Preferred Option? Y/N	Effect on Content of Preferred Option
	<p>cycleway, a national cycle route from Derby to Berwick upon Tweed, uses it. To the west it links with Ightenhill, Pendle Way and the proposed linear park on the Padiham-Rose Grove rail line. Currently the canal, rail line, Brunham Gate and Trafalgar St act as a barrier to people cycling into the town centre from South West Burnley.</p>			
	<p>04/AI/275 John Perceval I would suggest that improved rail links to major cities i.e. Manchester, would have a huge impact on the local economy. I appreciate that road links are excellent, but I feel that trains can bypass the delays that inevitable occur on the roads.</p>	<p>Agree - the improvement of Manchester Road station together with improvements to the rail links to Manchester and Leeds are priorities for the Area Action Plan.</p>	<p>Yes</p>	<p>The Preferred Option should promote improvements to the rail service to Leeds and Manchester as well as improvements to passenger facilities at Manchester Road Station.</p>

Section/ Guideline	Comment	Consideration	Have you considered the effect on the preferred option? Y/N	Effect on Content of Preferred Option
05/A1/326	Townley for the People			

Section/ Guideline	Comment	Consideration	Have on Preferred Option?	Effect on Content of Preferred Option
	Main comments seem to be for Burnley Wood and Schools (Comments probably not to do with P/T)		Y/N	
	07/AI/364 GONW	<p>The Options suggested took into consideration earlier rounds of informal consultation. The timetable has been amended to be more realistic and Burnley Borough Council is committed to working closely with GO on the development of the AAPs.</p> <p>Regulation 25 consultation stage is primarily an informal opportunity for local planning authorities to consult with the community and stakeholders during the preparation of preferred options. The GO at this stage has an advisory role rather than one of making formal representations.</p> <p>Primary concern that for the majority of the sub areas, only a preferred and do nothing option has been put forward. We do not consider this sufficient. Refer to Creating LDF's (8.3. p.91). Also</p>	Yes	The Preferred Option consultation documents will reflect the advice provided by GO.

Section/ Comment Guideline	Consideration	Impact on Preferred Option?	Effect on Content of Preferred Option
	<p>whilst the feedback form invites respondents to present alternative options, we are concerned that they may not have sufficient information at their disposal to inform their judgment. Refer to Steve Fyfe's letter of 11 April to all NW local authorities. It is fundamental to the principal of front loading that the local community is involved in, and takes ownership of the options for addressing the needs of their area at an early stage, so helping to avoid options becoming the subject of extended debate at examination. Refer to PPS 12 (Para 3.2). This is essential to achieve local ownership and legitimacy for the policies that will shape the future distribution of land uses and development in an authority's area. Refer to PPS 12 (Para 4.11). An inspector may find a submission DPD to be unsound</p>	<p>Y/N</p>	

Section/ Guideline	Comment	Consideration	Impact on Preferred Option? Y/N	Effect on Content of Preferred Option
	<p>if all realistic options have not been appraised.</p> <p>The options should flow from the vision and objectives for the area. It might therefore be more helpful to have that material (currently contained at the end of the documents) as part of the contextual material at the beginning.</p> <p>The evidence base is crucial in supporting the choice of preferred option and in informing stakeholders about the issues which need to be addressed.</p> <p>Section 2 of the Reports provides some useful information in this regard but could be expanded upon. There may also be an opportunity for the AAPs to support and facilitate activity in areas such as crime, health and community cohesion which have not been</p>			

Section/ Guideline	Comment	Consideration	Impact on Preferred Option?
	addressed.		Y/N
	In developing the DPD, we would strongly encourage you to make use of self assessment guidance available for SA/SEA and DPDs. See: The Planning Inspectorate		
	www.planninginspectorate.gov.uk/apppeas/bcal/dev/Soundness of DPD.htm		
	The Planning Advisory Service		
	www.pas.gov.uk/pascorepage.do?pageid=14614		
	It is important that the Report produced at the Reg 26 preferred options stage includes details of alternative options being considered and of any options it is suggested be rejected, as well as the reasons behind those choices. It should be clear to consultees that it remains open for them to		

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	<p>express a preference for any option, including those you suggest be rejected, and that such a response may lead you to peruse a different option at submission stage. They should also have sufficient detail about the various options to have a reasonably clear understanding of the different outcomes of those options. The need for clarity to a lay reader is important, and we therefore suggest that this detail should be set out in the body of the main preferred options document.</p> <p>It is unclear whether further consultation is planned as part of the issues and options preparation process, bearing in mind that this stage is intended to be a continuous process of engagement, rather than a 1 off exercise. In accordance with the</p>			

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	<p>principal of front loading it is important that sufficient information is provided during this stage to enable stakeholders to comment on the vision, issues and options or put forward alternative options. In this context the proposed timetable, which currently envisages consultation on preferred options in October/November 2006, may be unrealistic.</p> <p>Urge you to engage with GO closely throughout the process of preparing these DPDs. In particular we would recommend that you allow the GO an opportunity to view draft documents (e.g. those to be issued for formal consultation at Reg 26 and Reg 28 stages) before publication.</p>		Y/N	
10/AL/424		The Vanguard Centre provides	Yes	The Piccadilly / Trafalgar area is

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<p>The Theatres Trust</p> <p>The TT is an Advisory Non-Departmental Public Body and a statutory consultee on planning applications that affect land on which there is a theatre (old, new, in use or not in use) and was established by the Theatres Trust Act 1976. Main objective is to safeguard theatre use etc...</p> <p>The TT would like to empathise the importance of providing suitable venues for cultural activities to which can be used by local communities. Benefit of local people and provide a hub for a variety of leisure interests including creative and cultural activities.</p> <p>The protection and promotion of cultural activities, in particular theatre, is of course an essential element of local development documents. Ref Sustainable</p>	<p>a good quality, purpose built community centre, providing a resource for a range of local user groups. The AAP consultation process is designed to engage hard to reach groups such as young people, and a range of projects are underway to enable young people to have a greater say in the future of their neighbourhoods.</p>			<p>well served by the Vanguard Centre and improved pedestrian / cycle access to this facility is promoted in the AAP. Young people are a target group in the consultation process and a range of initiatives have been developed to help engage them better in the AAP process.</p>

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	<p>Communities: People Places and Prosperity, ODPM, 2005.</p> <p>In order to increase participation in cultural activity and meet future community needs for cultural facilities, local authorities and their partners should give consideration to providing neighbourhood and local facilities that combine space or resources for a range of cultural, commercial and community activities in 1 place. This is especially important in rural areas. Important that local authorities carry out a rigorous assessment in line with PPG17.</p> <p>Efforts must be made to ensure that young people and other hard to reach groups are engaged in discussions about the use of space and community design. Opportunities for the provision of combined cultural activity spaces</p>		Y/N	

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should be explored.			
11/AI/425 United Utilities Asset Protection UU has no further comments on these consultations.	Noted		
12/AI/427 Lancashire County Council Planning & Environment Services While issues regarding accessibility are discussed under the different options, the AAPs would benefit from an overview describing how the different proposals fit together and how over all accessibility issues will be addressed. More joined up thinking	The AAPs are being developed together to ensure consistency of approach and the development of a coherent planning framework, across the Borough and beyond. The AAP considers improvements to the wildlife corridor, environmental improvements on gateways and improvements to pedestrian and cycle links to the town centre. Local shopping facilities are provided within the	Yes The AAP Preferred Option should take on board all these suggestions.	

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	is required on this issue.	area on Coal Clough Lane.		
	The AAPs need to recognise guidance in PPS 9.			
	Policy ER4 in the approved RSS requires that Planning Authorities in their plans, policies and proposals should set out coherent and functional ecological framework. Policy EM 3 in the submitted draft RSS introduces green infrastructure into urban and rural planning. The proposals set out in the AAPs need to be set in the district framework of ecological networks and green space infrastructure.			
	The AAP fails to address accessibility to local shops			
13/AL/441	Royal Mail Group Plc	Agree	Yes	Consultation will continue with future stages of the AAP.

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	<p>C/o Sanderson Weatherall</p> <p>In general we agree with the content of the document.</p> <p>We look forward to receiving correspondence of future rounds of your LDF.</p>			
	<p>14/A/456</p> <p>Countryside Agency</p> <p>Key environmental interest, in context of Strategic Environmental Assessment/Sustainability Appraisal (SEA/SA) are landscape character and quality; visual amenity and enjoyment of countryside; recreational opportunities; and enjoyment of access land or a public right of way.</p> <p>Enclosed publication 'The Countryside in and Around Towns,</p>	<p>Noted</p>		

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CA207	January 2005'.	AAPs are largely urban in nature and therefore unlikely to affect the Agency's Key environmental interests. The Agency has no comment to make on these documents	Y	N
15/AI/459	East Lancs. Landlord Assn More emphasis should be put on selective clearance accompanied by regeneration involving the creation of garages and garden areas. Lots of effort needs to be put into crime, street scene and general improvement in the local environment PRS is by far most tax efficient way of providing rental	The AAP includes proposals for redevelopments and improvements to properties, as well as proposals for tackling ASB. The Borough Council is committed to continuing to work closely with private landlords.	Yes	The Preferred Option should include proposals for redevelopment and environmental improvements.

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	<p>accommodation i.e. at virtually no capital cost to the LA or Government. High investment in Burnley in recent times by the PRS resulting in vast improvements to standards within sector whilst limiting numbers of empty properties at no cost to taxpayer/council tax payer.</p> <p>Work done by LA in respect of Tenant and Landlord Accreditation must also be supported and fully funded = positive aspects of these 2 projects area huge and should be further developed.</p>		Y/N	